



colin ellis

Maple Drive, Scarborough, YO12 6LR

Located close to Peasholm Park and Northstead School this three bedroom semi detached family home is in great condition throughout and comes with front and back garden as well as a driveway. The house is perfectly located for walking to town and to the North Bay beach. To be sold with current tenant in place.

Guide Price £199,950

3

1

2

C

ENTRANCE HALL

uPVC double glazed front door, uPVC double glazed window, coving, ceiling light and radiator.

LIVING ROOM

3.91 x 3.28 (12'9" x 10'9")

uPVC double glazed bay window, radiator, ceiling light, coving, and fire place.

DINING ROOM

3.33 x 4.25 (10'11" x 13'11")

uPVC double glazed window, radiator, ceiling spotlights, fireplace and coving.

KITCHEN

3.31 x 2.13 (10'10" x 6'11")

uPVC double glazed window, fitted kitchen with a range of cupboards and drawers, sink, integrated oven, space for washing machine, space for fridge freezer, extractor fan, coving and ceiling light.

UTILITY ROOM

2.11 x 1.19 (6'11" x 3'10")

uPVC double glazed door to the rear, fitted cupboards, ceiling spotlights and space for dryer.

STAIRS TO FIRST FLOOR

uPVC double glazed window, ceiling light, loft access and coving.

BEDROOM ONE

4.24 x 3.34 (13'10" x 10'11")

uPVC double glazed window, radiator, ceiling lights and coving.

BEDROOM TWO

3.29 x 3.02 (10'9" x 9'10")

uPVC double glazed window, radiator, ceiling lights and coving.



BEDROOM THREE

3.32 x 2.19 (10'10" x 7'2")

uPVC double glazed window, radiator, ceiling lights, storage and coving.

BATHROOM

2.24 x 2.27 (7'4" x 7'5")

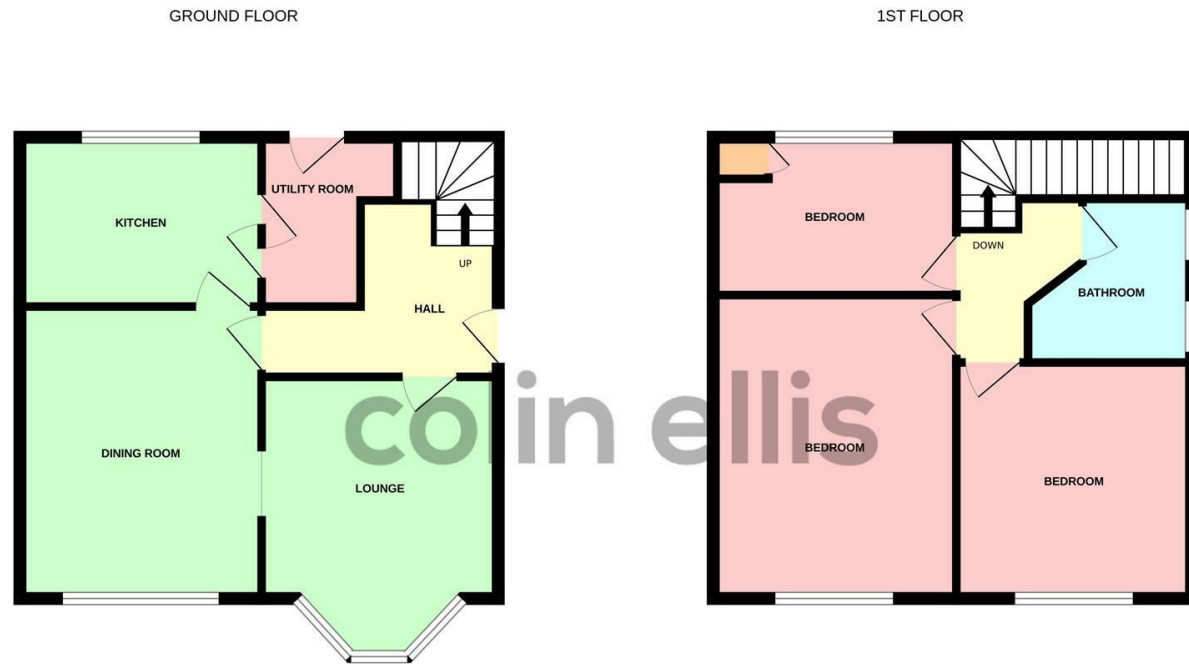
uPVC double glazed frosted windows, bath with thermostatic mixer shower over, glass screen, wash hand basin, w/c, radiator and ceiling spotlight.

OUTSIDE

Front - lawn garden with borders and driveway and garage.

Rear - low maintenance patio area and artificial grass, shed for storage.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
		EU Directive 2002/91/EC

Maple Drive - 18722629

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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