



# colin ellis

## High Moor Way, Scarborough, YO11 3LP

Set on a generous corner plot this well presented two bedroom bungalow offers spacious accommodation, wrap around gardens, two driveways and a detached garage, all available with no onward chain.

The property offers a flexible layout, ideal for those seeking single storey living in a well connected area close to local amenities.

Early viewing is highly recommended to appreciate the size of the plot and versatility of parking.



Offers In The Region Of £130,000

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**ENTRANCE/UTILITY**

1.55 x 3.91 (5'1" x 12'9")

**LIVING ROOM**

3.29 x 5.22 (10'9" x 17'1")

**KITCHEN**

2.69 x 2.54 (8'9" x 8'3")

**BEDROOM**

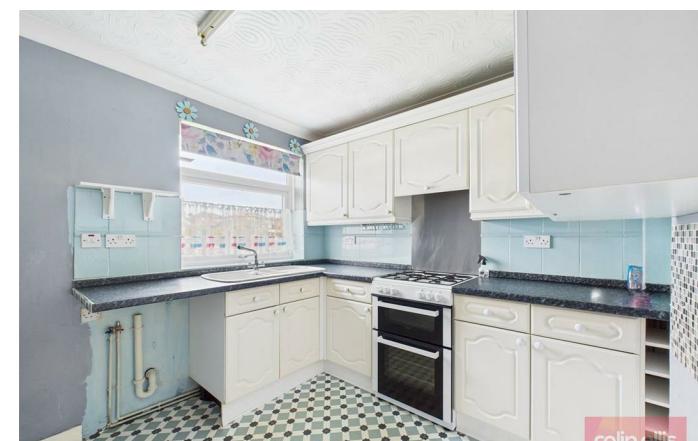
3.26 x 3.61 (10'8" x 11'10")

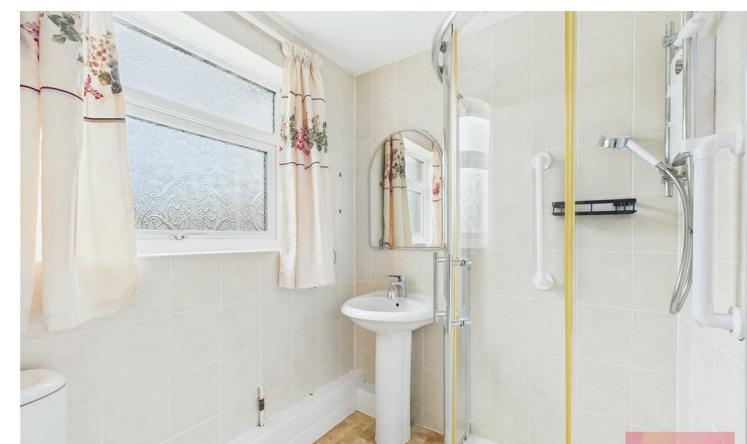
**BEDROOM**

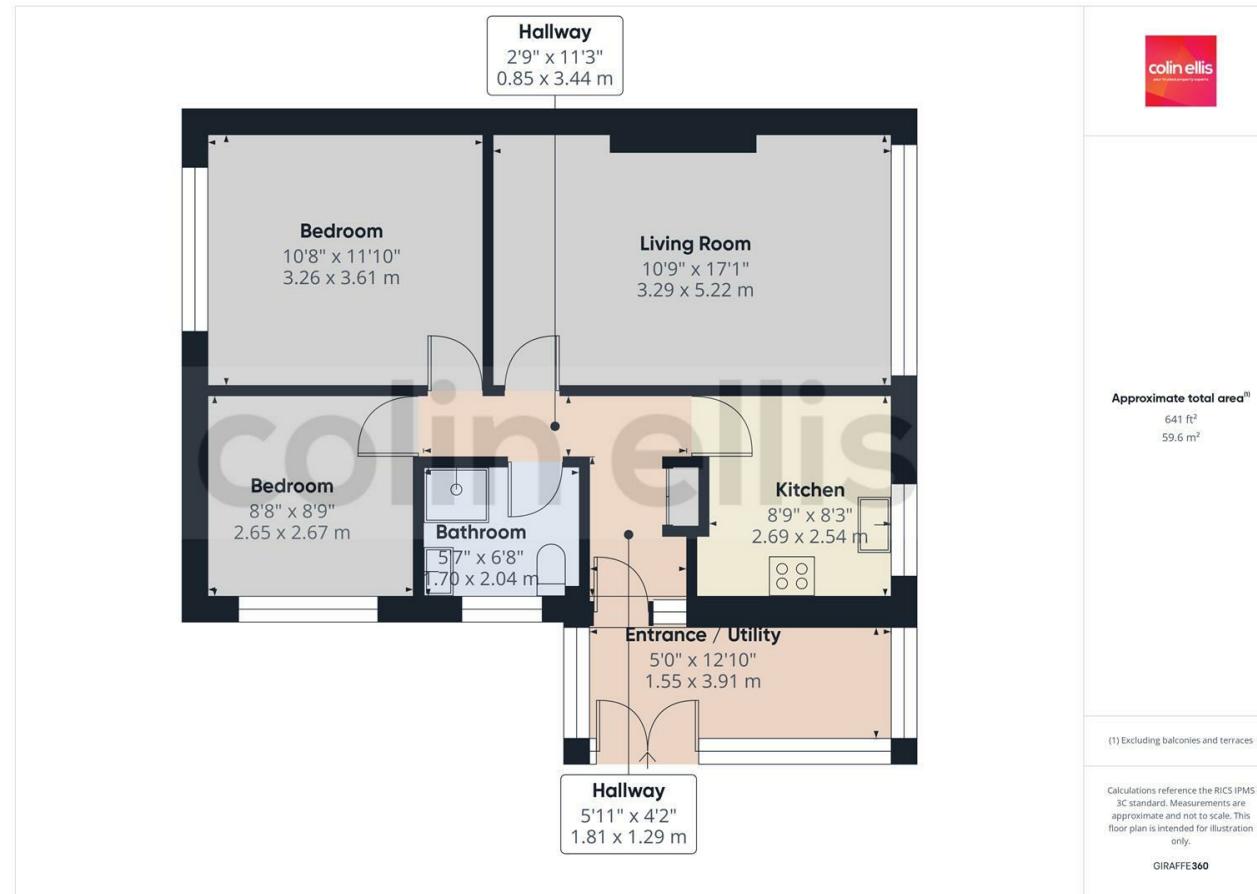
2.65 x 2.67 (8'8" x 8'9")

**BATHROOM**

1.70 x 2.04 (5'6" x 6'8")







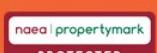
**High Moor Way - 18751215**

**Council Tax Band - B**

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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