



Pheasant Way, Scarborough, YO11 3JZ

Offered to the market with no onward chain, this 50% shared ownership three bedroom semi detached home is situated within the popular Middle Deepdale development, providing an excellent opportunity for first time buyers and growing families.

50% Shared Ownership £95,000

 3	 2
 1	 B

PROPERTY DESCRIPTION

The accommodation is well presented throughout and comprises a welcoming entrance hall, a convenient downstairs WC, a modern fitted kitchen diner, and a spacious living room to the rear of the property. The living room is flooded with natural light and features French doors opening onto the enclosed rear garden.

To the first floor are three well proportioned bedrooms, including a principal bedroom benefitting from its own en-suite shower room. Completing the first floor is a modern family bathroom, serving the remaining bedrooms. Externally, the property enjoys an enclosed rear garden, together with two allocated parking spaces providing convenient off-road parking.

Available on a 50% shared ownership basis and offered for sale with no onward chain, this is a fantastic opportunity to step onto the property ladder with a modern, well-appointed home. Early viewing is highly recommended.

LOCATION

Situated on the popular Middle Deepdale development in Eastfield, the property is ideally positioned close to local schools, shops, supermarkets and excellent transport links, while Scarborough town centre and the picturesque Yorkshire coastline are just a short drive away.

ENTRANCE HALL

3.88 x 0.95 (12'8" x 3'1")

KITCHEN/DINER

4.79 x 2.75 (15'8" x 9'0")

LIVING ROOM

3.13 x 4.89 (10'3" x 16'0")

WC

1.79 x 0.84 (5'10" x 2'9")

BEDROOM

2.65 x 2.71 (8'8" x 8'10")

ENSUITE

2.28 x 1.45 (7'5" x 4'9")

BEDROOM

2.84 x 2.74 (9'3" x 8'11")

BEDROOM

3.12 x 2.04 (10'2" x 6'8")

BATHROOM

1.72 x 2.06 (5'7" x 6'9")





colin ellis



Floor 1



Floor 2



Approximate total area⁽¹⁾
775 ft²
72 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Pheasant Way - 18803335

Council Tax Band - C

Tenure - Leasehold

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		96
(81-91) B	84	
(69-80) C		
(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	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk