



79 Phoenix Drive, YO12 4AZ

Guide Price £132,000

Located on Phoenix Drive, just off the popular Seamer Road, this two-bedroom mid-terrace home is offered for sale with no onward chain. Ideal for first-time buyers or investors, the property is well-positioned close to local shops, schools, and transport links, with easy access to Scarborough town centre and nearby retail parks

The accommodation comprises a front-facing lounge, a kitchen/diner with access to the enclosed rear yard and garden, two well-proportioned bedrooms, and a family bathroom. The property benefits from gas central heating and double glazing. While generally well-maintained, it offers the potential for cosmetic updates, allowing buyers to add their own style or upgrade for rental purposes.

Outside, the property features a small front forecourt and a private rear yard and garden. With vacant possession and no onward chain, this home is ready for immediate occupancy. To arrange a viewing or request further details, please contact the friendly and professional sales team at Ellis Hay

Front Entrance 3'11" x 4'3" (1.2 x 1.3)

Leading to

Lounge 14'2" x 9'1" (4.32 x 2.79)

Front facing UPVC window, overhead lighting, radiator and carpeted throughout.

Kitchen 13'1" x 7'7" (4.00 x 2.32)

Rear facing UPVC window and patio doors leading to the garden. A range of base, drawer and wall units, gas cooker and extractor above, plumbing for a washing machine with space for a fridge freezer. Tiled splashback, laminate flooring throughout with spotlights and overhead lighting.

Bedroom 1 13'1" x 8'0" (4.0 x 2.44)

Rear facing UPVC window, overhead lighting, radiator and carpeted throughout.

Bedroom 2 13'1" x 7'11" (4.0 x 2.42)

Front facing UPVC window, carpeted throughout with radiator and overhead lighting.

Bathroom 6'4" x 5'10" (1.95 x 1.78)

Laminate flooring throughout, spotlights overhead, WC and basin, bath and shower over and heated towel rail.

Outside

To the front of the property is a driveway leading to the front door.

At the rear of the property is a spacious lawned garden and paved patio.

Directions

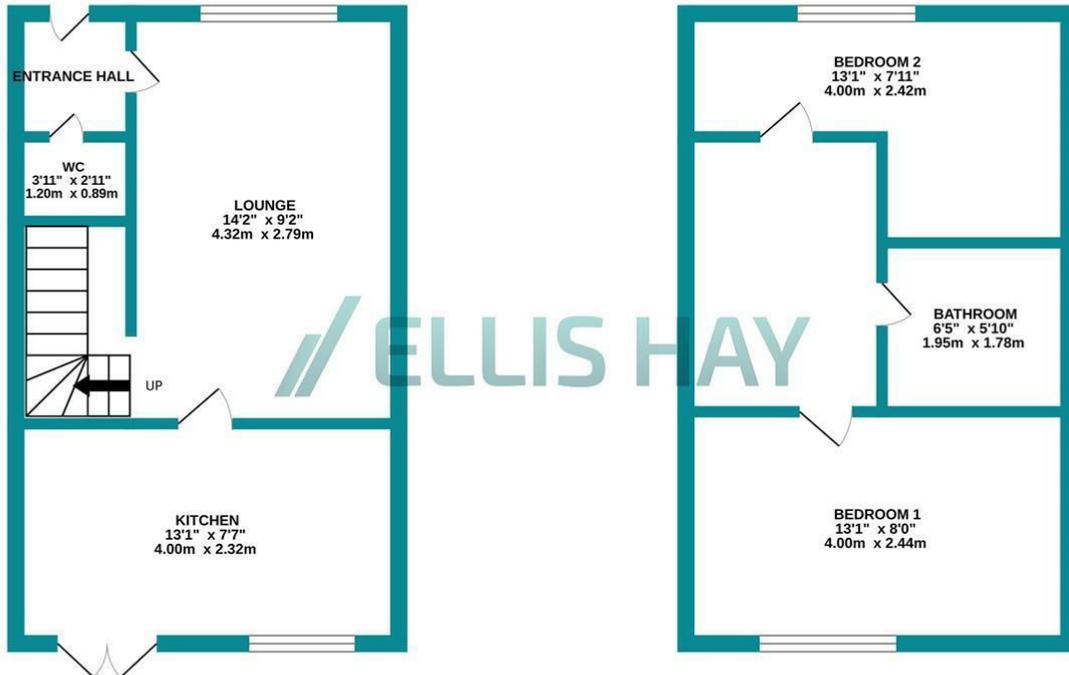
What 3 Words

Corn.Almost.Grant

Floor Plan

GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.

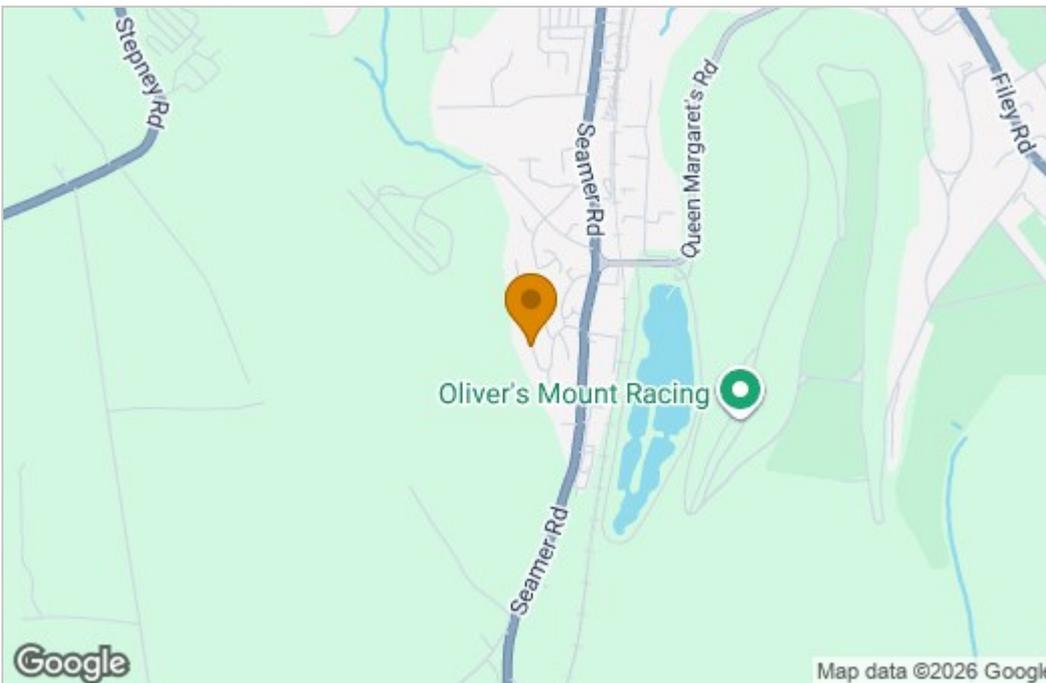
1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	73	
(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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