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NAEA Estate Agents

Proprietors: David Mansfield ATTON FNAEA. Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

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DMA ESTATE AGENTS

OPEN 7 DAYS

12 NUMERAL WAY, EASTFIELD YO11 3XN



Freehold £230,000

FEATURES

* **Ideal family home offering generously proportioned rooms over three floors.**
* Three bedroom semi-detached town house.
* Located on the new 'Oriens Fields' development.
* Approximately seven years left on the NHBC warranty.
* Upvc double glazing.
* Gas central heating via combination boiler.
* Ensuite to master bedroom.
* **Sold with no onward chain.**
* **EPC Rating: B.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Upvc Front Door to Entrance Hall. Cloakroom. Kitchen / Diner. Lounge.
FIRST FLOOR:	Two Bedrooms. Bathroom. Study
Stairs from Study to Second floor	
SECOND FLOOR:	Bedroom (with Ensuite Shower Room).
OUTSIDE:	Two parking spaces. Enclosed rear garden.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Upvc Front Door to:

ENTRANCE HALL

Laminate floor. Radiator.

CLOAKROOM
1.21m x 0.91m (4'0" x 3'0")

Handbasin and wc. Laminate floor. Radiator. Upvc double glazed window.



KITCHEN / DINER **4.06m x 3.47m** (13'4" x 11'5")

Inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor hood above. Integrated tall 'fridge / freezer, dishwasher and washing machine. Cupboard housing 'Ideal' combination boiler. Laminate floor. Radiator. Upvc double glazed window with modern shutter blinds.





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LOUNGE **4.44m x 3.37m** (14'7" x 11'1")

Understairs cupboard. Laminate floor. Radiator. ***Upvc patio doors to garden with integrated blinds.***





FIRST FLOOR:

LANDING

Large cupboard with built-in storage. Radiator.



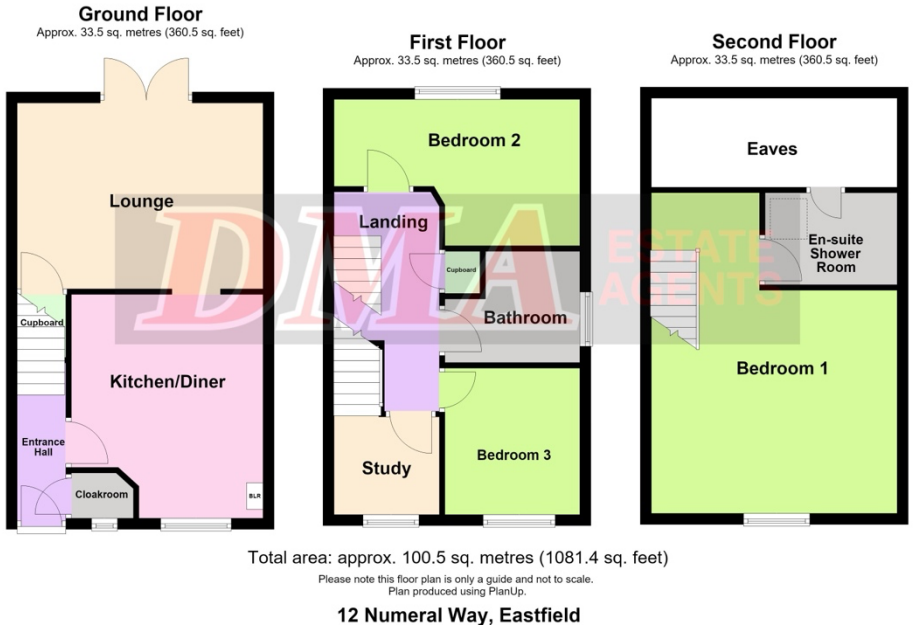
BEDROOM TWO **3.73m x 2.64m** (12'3" x 8'8")

Fitted wardrobes with smoked glass sliding doors. Radiator. Upvc double glazed window with modern shutter blinds.





Floor Plan:



Total area: approx. 100.5 sq. metres (1081.4 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

12 Numeral Way, Eastfield

LOCATION:

The property forms part of the modern popular Oriens Field (Keepmoat) development in Eastfield, conveniently positioned to the south of Scarborough. The location provides good access to a range of nearby amenities including, local shops, supermarket, doctors surgery, range of schools and transport links, while Scarborough town centre and the surrounding coastal areas are within easy reach. The property is located on a regular bus route and easy access to the A64 to Scarborough / York / Leeds.

Council Tax Band C.

DIRECTIONS:

From the DMA office follow the A165 towards Scarborough. Turn left onto the B1261 to Cayton Contine on the road through Cayton village and at the Police station turn right into Manham Hill, Eastfield. At the roundabout go straight over onto the 'Oriens Fields' development. Pelton Wheel Lane. At the next roundabout take the second exit onto Ashlar Drive. Take the first left onto Discovery Way. Take the next left onto Sheild Way. Take the second right onto Ancient Way. First left onto Numeral Way. The property is located on the right hand side, at the top of the cul-de-sac.

Viewing strictly by appointment only through DMA Estate Agents

BATHROOM
2.43m x 2.00m (8'0" x 6'7")

Modern white suite comprising of bath with mixer shower over and screen. Handbasin and wc. Extractor fan. Radiator. Upvc double glazed window.



BEDROOM THREE **2.84m x 2.43m** (9'4" x 8'0")

Radiator. Upvc double glazed window.





STUDY **1.93m x 1.75m** (6'4" x 5'9")

Radiator. Upvc double glazed window with modern shutter blinds. ***Stairs to Second Floor.***





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SECOND FLOOR:

BEDROOM ONE
4.90m x 4.49m (16'1" x 14'9")

Built-in wardrobed with smoked glass sliding doors. Radiator. Upvc double glazed window with modern shutter blinds.









ENSUITE SHOWER ROOM
2.38m x 1.65m (7'10" x 5'5")

Shower cubicle. Handbasin and wc. Radiator. 'Velux' window. **EAVES STORAGE 4.26m x 1.21m** (14'0" x 4'0")

OUTSIDE:

Parking for two cars to the front. Enclosed rear garden with lawn and patio area.









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