



colin ellis

## Overdale Gardens, Scarborough, YO11 3HR

Colin Ellis welcome to the market a SEMI DETACHED house offered in GOOD CONDITION throughout. This THREE bedroom property benefits from a LOUNGE/DINER, MODERN KITCHEN, DRIVE, GARAGE and GARDENS. Offered with NO ONWARD CHAIN.

Guide Price £170,000



## FULL

Briefly comprising of an entrance hall, lounge/diner and kitchen to the ground floor. The first floor offers three bedrooms and a three piece bathroom suite. Outside the front offers a garden and a drive with access to the garage. To the rear is a pleasant enclosed garden with patio area and space for greenhouse.

## ENTRANCE HALL

Single radiator and power points.

## LOUNGE/DINER

*8.0 x 3.6 (26'2" x 11'9")*

Coving, uPVC double glazed bay window and doors to rear, two double radiator and power points.

## KITCHEN

*2.8 x 2.2 (9'2" x 7'2")*

Base units, laminate work top, tiled splash back, space for fridge, washing machine and cooker, extractor fan, sink/drain unit, mixer tap, uPVC double glazed window, under stairs cupboard and power points.

## ENTRANCE PORCH/UTILITY

*2.1 x 1.6 (6'10" x 5'2")*

Space for freezer and tumble dryer, uPVC double glazed windows and door and power points.

## LANDING

Loft access, airing cupboard, uPVC double glazed window and power points.

## BEDROOM ONE

*3.7 x 2.7 (12'1" x 8'10")*

Coving, uPVC double glazed window, fitted wardrobe, single radiator and power points.



## **BEDROOM TWO**

*3.8 x 2.7 (12'5" x 8'10")*

Coving, uPVC double glazed window, fitted wardrobe, single radiator and power points.

## **BATHROOM**

*1.9 x 1.7 (6'2" x 5'6")*

Panel bath, basin with pedestal, low flush wc, electric shower over bath, uPVC double glazed window and ladder radiator.

## **BEDROOM THREE**

*2.4 x 1.8 (7'10" x 5'10")*

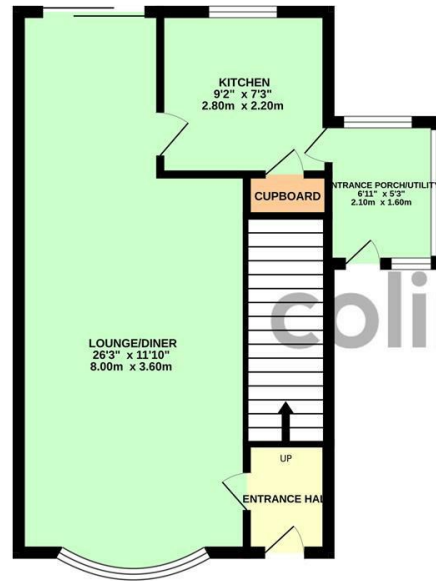
Single radiator, uPVC double glazed window and power points.

## **OUTSIDE**

Front and back lawn, driveway, patio and detached garage with up and over door.



GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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**Overdale Gardens - 18597919**  
**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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