

colin ellis

**Southgate,
Scarborough, YO12 4NB**

In immaculate condition throughout this TWO BEDROOM SEMI DETACHED BUNGALOW is located in a cul de sac in Crossgates which is South of Scarborough. This good sized bungalow offers a FANTASTIC GARDEN, a CONSERVATORY, a loft room and a MODERN BATHROOM and KITCHEN. Crossgates has a local shop and is within walking distance to Seamer train station. Viewing is highly recommended.

Guide Price £240,000



ENTRANCE

uPVC double glazed door into entrance hall with loft access, radiator, ceiling light and storage cupboard.

LIVING ROOM

3.96 x 4.87 (12'11" x 15'11")

Gas fire with surround, coving, radiator, ceiling light and uPVC double glazed window.

KITCHEN

3.37 x 2.60 (11'0" x 8'6")

Fitted kitchen with range of cupboards and drawers, built in double oven, electric hob, extractor, space for slimline dishwasher, space for washing machine, space for fridge freezer, stainless steel sink, uPVC double glazed window, coving, ceiling light and uPVC double glazed door into conservatory.

CONSERVATORY

4.20 x 3.23 (13'9" x 10'7")

Glass roof, French doors out onto patio, radiator and two wall lights.

BEDROOM ONE

3.61 x 3.67 (11'10" x 12'0")

Fitted wardrobes, radiator, uPVC double glazed window, coving and ceiling light.

BEDROOM TWO

3.09 x 2.62 (10'1" x 8'7")

uPVC double glazed window, radiator, coving and ceiling light.

BATHROOM

1.97 x 1.60 (6'5" x 5'2")

P shaped bath with shower over, glass screen, hand basin with vanity unit, WC, heated towel rail/radiator, tiled walls, uPVC double glazed frosted window, extractor fan and ceiling light.



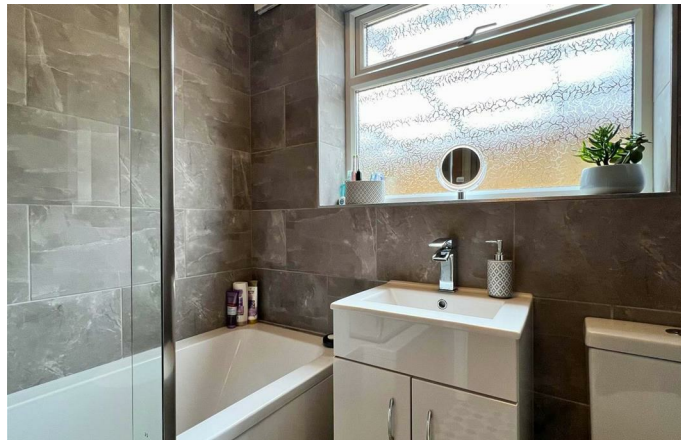
LOFT ROOM

7.15 x 2.89 (23'5" x 9'5")

Ladders up to loft room, eaves storage, sky light, three radiators, wall mounted boiler and uPVC double glazed window.

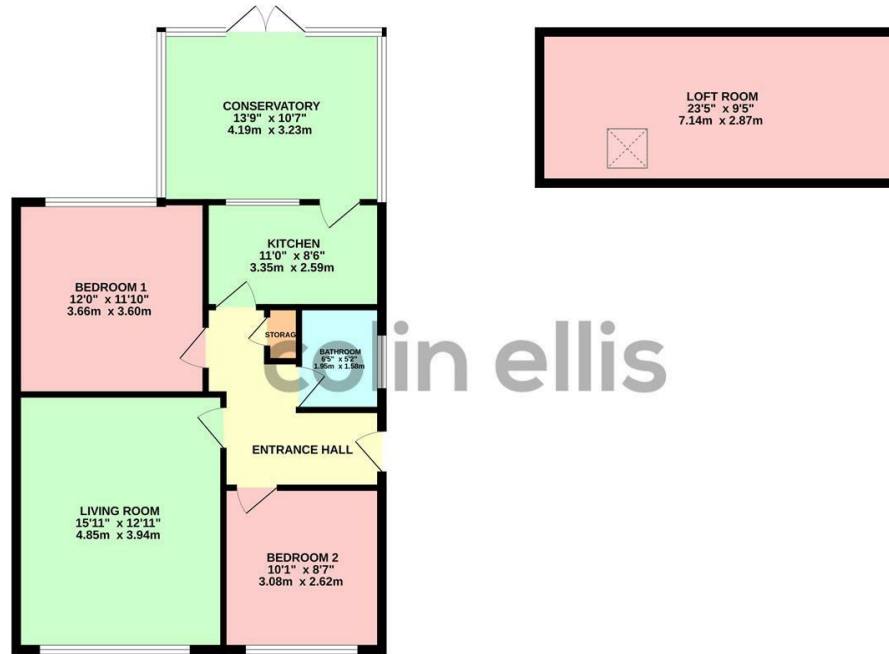
OUTSIDE

To the front is a low maintenance garden, driveway leading to carport and single garage. To the rear is a patio area, lawn, decked area all enclosed by fencing.



GROUND FLOOR

1ST FLOOR



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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Southgate - 18008497
Council Tax Band - C
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		
(81-91) B		
(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	



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