



colin ellis

**Southgate,
Scarborough, YO12 4NB**

Colin Ellis welcome to the market a SEMI DETACHED BUNGALOW located in Crossgates. This TWO bedroom property benefits from a SPACIOUS lounge, family bathroom, dual aspect kitchen, FRONT AND REAR GARDENS and a GARAGE. Offered with NO ONWARD CHAIN.

Guide Price £160,000



FULL

Briefly comprising of an entrance hall, lounge, kitchen, family bathroom and two double bedrooms. To the front of the property is an enclosed garden which leads to an enclosed rear garden and a garage.

Located in a popular location in Crossgates the property offers excellent access to public transport links both Seamer train station and a bus stop. The local area is well serviced with a range of shops and facilities and within catchment area for popular schools. Internal viewing cannot be recommended highly enough.

ENTRANCE HALL

Built in cupboard and power points.

LOUNGE

5.36 x 3.72 (17'7" x 12'2")

Coving, uPVC double glazed window and power points.

BEDROOM ONE

4.61 x 3.19 (15'1" x 10'5")

uPVC double glazed window and power points.

KITCHEN

3.47 x 2.99 (11'4" x 9'9")

Base and wall units, integrated oven and hob, sink/drain unit, mixer tap, uPVC double glazed window and double glazed door and power points.

BEDROOM TWO

3.32 x 3.19 (10'10" x 10'5")

Electric heater, uPVC double glazed window and power points.



BATHROOM

1.89 x 1.64 (6'2" x 5'4")

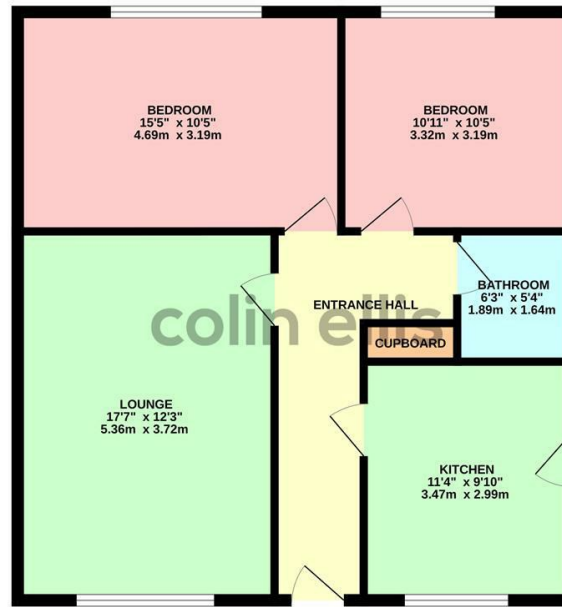
Panel bath, basin with pedestal, low flush wc, and uPVC double glazed window

OUTSIDE

Front and rear lawn, front borders, detached garage with up and over door.



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA - 736 sq.ft. (68.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, internal and other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
Made with: Member 20020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Southgate - 18602231
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.



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