

colin ellis



## Beech Close, Scarborough, YO11 3QZ

£118,000

This two bedroomed semi detached bungalow is located on a quiet cul-de-sac in Eastfield close to local shops and transport routes. The property features a large rear garden and has lots of potential for development. Viewing is recommended.





This two bedroomed semi detached bungalow is located on a quiet cul-de-sac in Eastfield close to local shops and transport routes. The property features a large rear garden and has lots of potential for development. The accomodation comprises of a UPVC front door leading to an central entrance hall with doors to most rooms, the lounge has a UPVC double glazed window overlooking the lean to and features an electric fireplace with surround. The kitchen is ample in size and has a wall mounted British Gas boiler which supplies heating and hot water for the property. The lean to has a UPVC double glazed window overlooking the large rear garden and side door leading onto the garden. The master bedroom is good in size and offers views over the front garden from the UPVC double glazed window and has a handy built in storage cupboard, the second bedroom also has a UPVC double glazed window overlooking the front. The bathroom has a three piece suite in rose pink and has an electric shower over the bath and a UPVC double glazed window to the side. Outside to the front is a low maintenance garden with a long driveway leading to a single garage. To the rear is a large fenced garden with a lawn area and patio area. This property offers lots of potential for someone to put their own stamp on it. Viewing is recommended to see the potential.



### **DIRECTIONS**

From Scarborough Railway Station turn right onto Valley Bridge Road, cross over Valley Bridge and continue along Ramshill and onto Filey Road. At the second roundabout take the third exit onto Eastway, take a right onto Beech Walk then take a right onto Beech Close, the property is located on the left hand side.

### **ENTRANCE HALL**

UPVC double glazed front door leading to entrance hall with ceiling light, radiator and thermostat control.





**LOUNGE** 14' 10" x 9' 10" (4.54m x 3.02m)

Lounge with UPVC double glazed window overlooking the rear conservatory, Electric fireplace with surround and hearth, radiator, ceiling light, door to kitchen and door to hallway.

**KITCHEN** 8' 6" x 7' 3" (2.61m x 2.22m)

Kitchen with range of cupboards, stainless steel sink with matching taps, UPVC double glazed window overlooking the side, ceiling light, space for oven and hob and fridge freezer, cupboard containing wall mounted British Gas boiler, door to lounge and door to conservatory.

**LEAN TO** 17' 2" x 5' 10" (5.25m x 1.80m)

Good sized lean to with UPVC double glazed window overlooking the large rear garden, radiator, ceiling light, fitted blind, UPVC door onto rear garden and UPVC double glazed door to kitchen.

**BEDROOM ONE** 12' 9" x 9' 10" (3.90m x 3.02m)

Spacious main bedroom with UPVC double glazed window overlooking the front garden, radiator, ceiling light, built in cupboard for hanging clothes, door to hallway.



**BEDROOM TWO** 9' 5" x 7' 4" (2.89m x 2.24m)

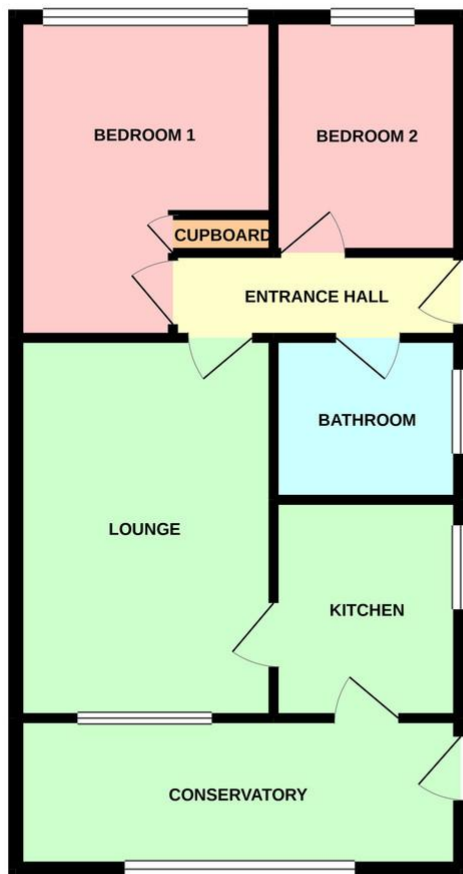
Second bedroom with UPVC double glazed window overlooking the front garden, radiator, ceiling light, door to hallway.

**BATHROOM**

7' 3" x 5' 5" (2.22m x 1.66m)

Bathroom with three piece suite in rose pink comprising of low flush WC, hand basin, bath with electric shower over, UPVC frosted double glazed window overlooking the side, radiator, ceiling light, loft access, door to hallway.

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



EPC TBC

TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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## OUTSIDE

To the front is a low maintenance garden with long driveway leading to single garage with up and over door and side UPVC door. To the rear is a large garden enclosed by fencing with lawn and patio area.



Council Tax Band: Band



Beech Close - Reference Number: 10859

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