



colin ellis

**Fieldside,
Scarborough, YO12 6BD**

Convenient for local schools, Peasholm and town, this three bedroomed home will appeal to families and couples alike. The property offers well proportioned accommodation with an extension to the rear being in tasteful order throughout and comprises vestibule, hallway, attractive front facing lounge, rear facing dining room with feature solid fuel burner. Fitted kitchen, rear lobby, ground floor white bathroom suite. On the first floor there are three good sized bedrooms and a shower room. Outside to the front is a gravelled parking area with shrubs and screening hedge. Patio, decked area and lawn to the rear. The property also benefits from gas central heating and double glazing.

Price Guide £159,950





ENTRANCE

Half glazed front door leading to vestibule with attractive oak effect flooring, part panelled walls, glazed door with side window leading through to hallway.

HALLWAY

Radiator, understairs cupboard, ceiling light.

LOUNGE 14'5" x 12'11"

Pine fire surround with period style open grated fire and back, marble hearth, picture rail, ceiling rose with centre light, attractive oak effect flooring, radiator, T.V point, uPVC double glazed window overlooking the front.

KITCHEN 14'5" x 9'9"

Resin one and a half bowl sink unit with swan neck mixer tap, attractive Travertine tiled splashback, range of modern maple effect base, wall and drawer cupboards some with glazed fronts, co-ordinating wood effect work surfaces, space for range style cooker with stainless steel canopied extractor over, plumbed for automatic washing machine and dryer, space for American style fridge freezer, radiator, feature oak effect flooring, opening to dining room.

DINING ROOM 13'2" x 6'6"

Feature solid fuel burner, feature slate tiled back and hearth, radiator, dado rail, coved ceiling, ceiling light, T.V point, uPVC double glazed window overlooking the side.



REAR LOBBY

Stable style door to rear, ceiling light.

BATHROOM

Three piece contemporary suite comprising of low flush W.C, wall hung basin with mixer tap, bath with mixer tap, tiled splashback, heated towel warmer/radiator, ceiling light, two radiators, uPVC double glazed window with frosted glass to the rear.



RETURN SPINDLE STAIRCASE

Leading to split level landing.

BEDROOM 1 14'7" x 9'7"

Period style fireplace, ceiling light, oak effect laminate floor, radiator, uPVC double glazed window overlooking the front.

BEDROOM 2 12'7" x 11'2"

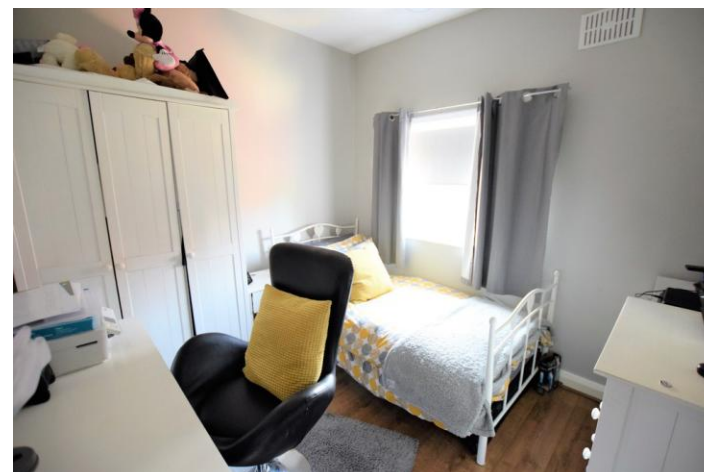
Ceiling light, oak effect laminate floor, radiator, built-in cupboard, uPVC double glazed window overlooking the rear.

BEDROOM 3 9'6" x 8'7"

Oak effect laminate flooring, ceiling light, radiator, uPVC double glazed window overlooking the rear.

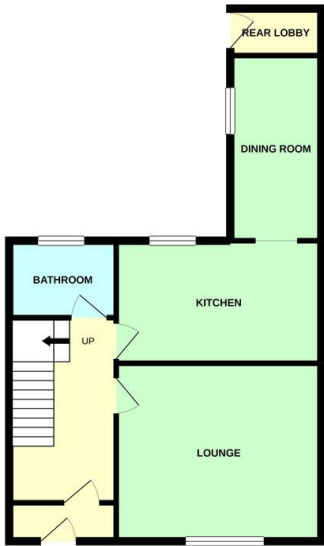
SHOWER ROOM

Shower cubicle with electric shower, hand basin and low flush W.C, tiled walls and co-ordinating floor, radiator, ceiling light, uPVC double glazed window with frosted glass to the front.



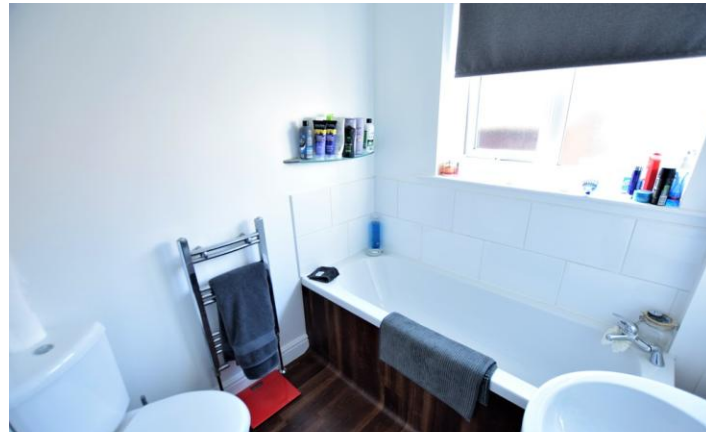
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metrage ©2021



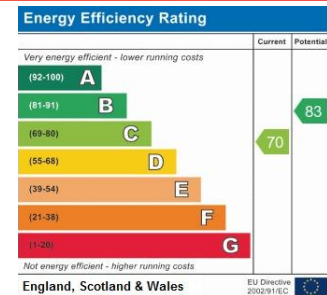
OUTSIDE

To the front is a gravelled frontage with car pull-in, screening hedge, shrubs and bushes, path in Indian stone, approach to front door. To the rear is a good sized decked area, additional storage and wood store, timber store shed, gated access to the side, outside cold water supply tap, tasteful and attractive lawn with wide stocked borders, additional timber garden store shed/workshop, screening hedge being enclosed by timber fence.

Fieldside - Reference Number:

Council Tax Band: Band B

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 COLINELLIS 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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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