



TOTAL FLOOR AREA: 895 sq.ft. (83.2 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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ELLIS HAY FOR SALE

Sales | Lettings | Management



Tenure
Freehold

Council Tax Band
C

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
 info@ellishay.co.uk
 01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
57 Cornelian Drive

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

Cornelian Drive
 Scarborough, North Yorkshire YO11 3AL

Offers Over £275,000

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Ellis Hay are excited to bring to market this 2 bedroomed dorma-bungalow in the popular location of Cornelian Drive. Rarely available this property offers fantastic, unblemished views, of nearby fields and the sea. Boasting off road parking and a garage, the property also further comprises of a spacious living room, bathroom, dining room/kitchen and rear conservatory. Vast garden to the rear of the property with additional patio area. Gas central heating and uPVC double glazing throughout. Council tax band C.



Property Description

MAIN ENTRANCE

leading into

VESTIBULE

With ceiling light and door leading into

ENTRANCE HALL

With wall mounted thermostat, ceiling lights and built in cupboards.

LOUNGE

With large front aspect uPVC window, television and telephone point, 2 radiators, electric fire set within mantle and ceiling and wall lights.

KITCHEN

With rear aspect uPVC window, a range of wall and base units, stainless steel sink and matching mixer tap over, integrated fridge/freezer, built in electric oven/microwave and electric hob with extraction hood over. Space for washing machine and dishwasher, tiled floor and tiled splashbacks.

DINING ROOM

With rear aspect uPVC windows and sliding doors, 2 radiators, coved ceiling and ceiling light.

BATHROOM

With 2 rear aspect uPVC windows, wash basin, 1/2 backed WC, ceiling light, walk in shower area with glass enclosure, tiled splashbacks, extraction unit and radiator.

BEDROOM 1

With large front aspect uPVC window and additional side aspect uPVC window, ceiling light, radiator and large built in wardrobes.

BEDROOM 2

With front aspect uPVC window offering amazing rural and sea views, ceiling light, radiator and built in cupboards.

CONSERVATORY

Surrounded with uPVC double glazing and door, radiator and laminate flooring. Leads directly into rear garden.

GARAGE

With power and light and electric door.

FRONT GARDEN

Tiered front garden, with flower beds and pathway offering direct access to rear of property.

REAR GARDEN

Large gardens with patio area directly to the rear of the property, fully enclosed with hedges and fencing. Sea views from top of garden.

DIRECTIONS

From the station proceed over Valley Bridge onto Filey Road, follow the A165 to the new roundabout, turn left on to old Filey Road, follow the road along turning left on to Cornelian Drive, follow the road round and the property is on the right.

- SEA VIEWS
- 2 BEDROOMS
- GARAGE
- UPVC DOUBLE GLAZING
- LARGE GARDENS

