

colin ellis

**Ryefield Road,  
Eastfield , Scarborough, YO11 3DW**

Colin Ellis welcome to the market a THREE bedroom SEMI-DETACHED house offered in GOOD ORDER throughout. Benefiting from a downstairs W/C, CONSERVATORY, DRIVE and FRONT and BACK GARDENS. NO ONWARD CHAIN.



**Offers In Region Of £150,000**





Briefly comprising of a entrance hall, lounge, dining room, kitchen, downstairs w/c, boiler room and a conservatory. The first floor offers three bedrooms and a family bathroom. Outside offers a front and back gardens, a drive to the front and a outhouse with power in the rear.

Situated on the edge of Eastfield with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea.

#### **ENTRANCE HALL**

With coving, power points, uPVC double glazed front door, uPVC double glazed window to front and double radiator.

#### **LOUNGE**

11' 9" x 13' 5" (3.6m x 4.1m)

With coving, power points, uPVC double glazed sliding doors to conservatory, fire surround and double radiator.

#### **CONSERVATORY**

11' 1" x 8' 6" (3.4m x 2.6m)

With uPVC double glazed windows and door to the side, oak effect laminate floor and power points.

#### **DINING ROOM**

11' 9" x 7' 10" (3.6m x 2.4m)

With coving, dado rail, radiator and uPVC double glazed window overlooking front.

#### **KITCHEN**

10' 9" x 8' 6" (3.3m x 2.6m)

Range of fitted base, wall and drawer units with granite effect worktops, tiled splashbacks, built in electric oven and gas hob with extractor over, space for fridge freezer, sink and drainer unit with mixer tap, radiator, power points and uPVC double glazed window overlooking side, door to lobby.



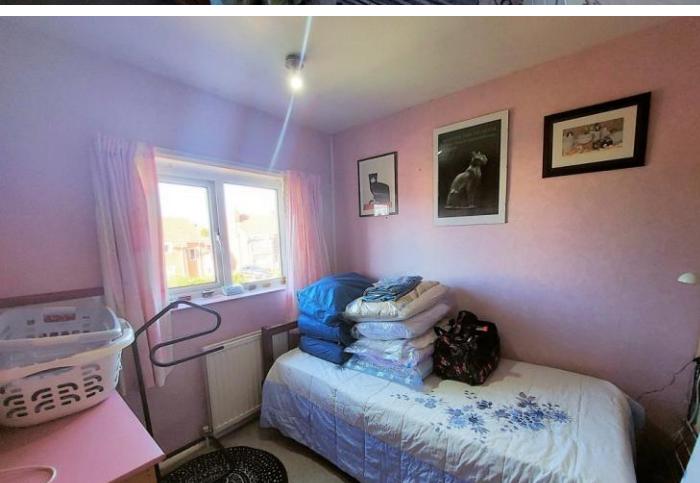
## REAR LOBBY

Double glazed door with frosted glass to the rear.



## STAIRS TO FIRST FLOOR

With coving, loft access, central heating thermostat control and uPVC double glazed window overlooking the front.



## BEDROOM 1

13' 5" x 13' 5" (4.1m x 4.1m)

With coving, radiator, built-in cupboard/wardrobe and uPVC double glazed window overlooking the rear.

## BEDROOM 2

10' 2" x 13' 5" (3.1m x 4.1m)

With coving, radiator, built-in cupboard/wardrobes and uPVC double glazed window overlooking the rear.

## BEDROOM 3

8' 2" x 8' 10" (2.5m x 2.7 m)

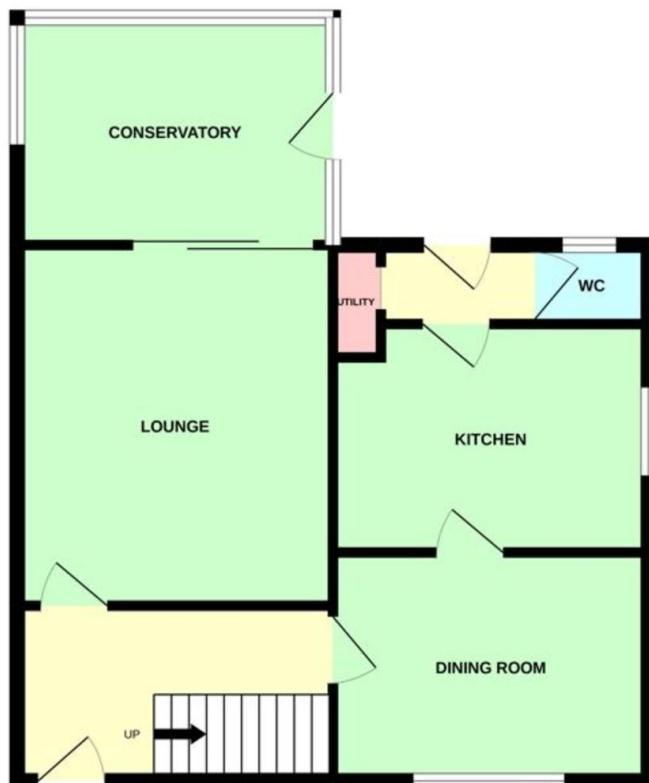
With double radiator, power points and uPVC double glazed window overlooking the front.

## SHOWER ROOM

5' 6" x 6' 6" (1.7m x 2 m)

With low flush WC, hand basin vanity cupboard, corner shower cubicle with electric shower, tiled walls, heated towel radiator and two uPVC double glazed windows with frosted glass to the side.

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

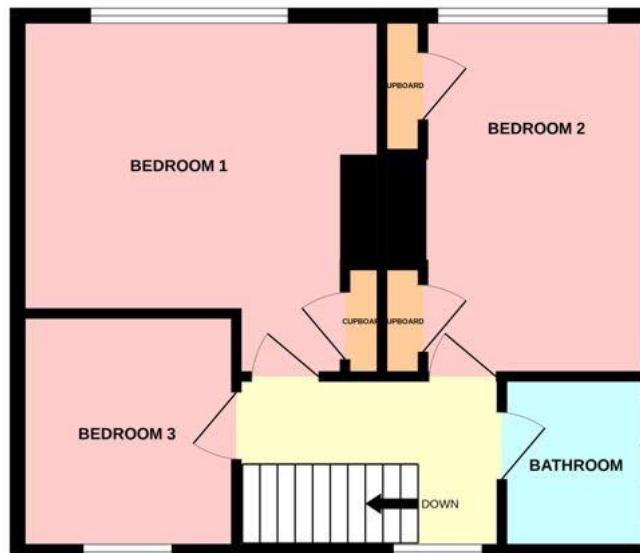


TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

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.

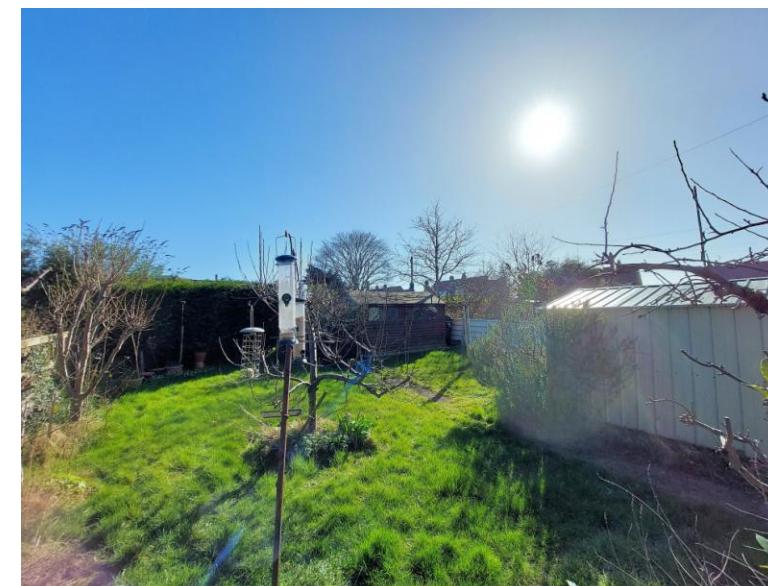
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1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



## OUTSIDE

To the front and enclosed garden and driveway with parking for at least two cars. To the rear is a lawned garden with borders and vegetable plot, timber store shed plus additional large shed and patio area enclosed by fencing.



Ryefield Road - Reference Number:

Council Tax Band: Band A

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			
(92-100)	A		
(81-91)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
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