



colin ellis



Barrow Lane

Eastfield, Scarborough, YO11 3FW

Colin Ellis welcomes to the market a SEMI-DETACHED property set within the NEW CAPELLA site. This THREE bedroom home offers MODERN living throughout and benefits from a BAY FRONTED lounge, DUEL ASPECT kitchen/diner, downstairs WC, ENSUITE to master bedroom, ENCLOSED REAR GARDEN, drive and GARAGE with electric and lighting.

Guide Price £185,000





Briefly comprising of an entrance hall, downstairs WC, dual aspect lounge with bay window and a dual aspect kitchen/diner with doors opening to the garden. The first floor offers three bedrooms, the master offering an en-suite, the second bedroom offering dual aspect views and there is a three piece family bathroom. To the front of the property is iron railings surrounding the front garden and a gate leading to the enclosed rear garden. There is also a door leading into the garage which has electric and lighting and parking in front.

Situated in the new estate developed by Capella and well placed for a wealth of local amenities including local shops, supermarket, Eastfield's medical centre, junior school, George Pindar secondary school and a regular bus service to Scarborough town centre.

ENTRANCE HALL

Composite door, radiator and stairs to the first floor.

LOUNGE

14' 9" x 13' 9" (4.5m x 4.2m)

uPVC double glazed bay window with side aspect and uPVC double glazed window with front aspect, radiator and power points.

KITCHEN/DINER

16' 0" x 11' 1" (4.9m x 3.4m)

Range of base, wall and drawer units, wood worktop, integrated oven and gas hob, integrated fridge freezer, extractor hood, sink with drainer unit and mixer tap, two uPVC double glazed windows with front and side aspect, French doors opening onto the garden and radiator.

WC

4' 7" x 3' 3" (1.4m x 1.0m)

Hand basin with pedestal, WC, uPVC double glazed window with front aspect and radiator.

BEDROOM ONE

13' 5" x 9' 2" (4.1m x 2.8m)

uPVC double glazed window with front aspect, radiator, airing cupboard and power points.





EN-SUITE

8' 6" x 4' 7" (2.6m x 1.4m)

Shower cubicle with power shower, hand basin with pedestal, WC and uPVC double glazed window with front aspect.

BEDROOM TWO

11' 5" x 7' 10" (3.5m x 2.4m)

Two uPVC double glazed windows with front and side aspect, radiator and power points.

BEDROOM THREE

8' 2" x 6' 2" (2.5m x 1.9m)

uPVC double glazed window with side aspect, radiator and power points.



BATHROOM

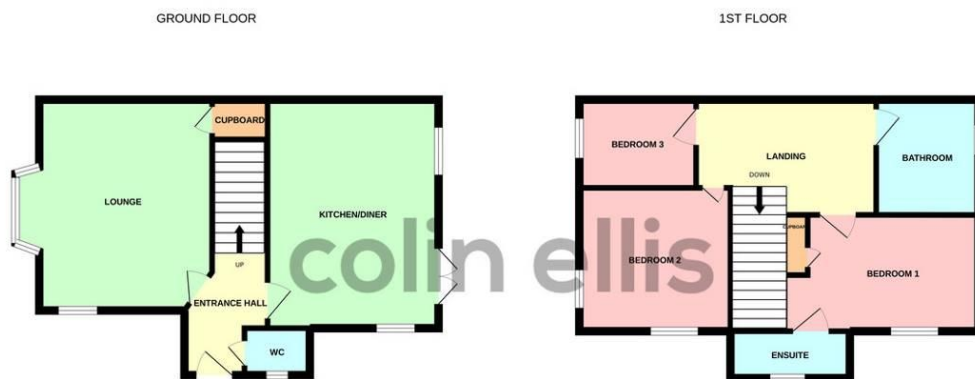
7' 2" x 8' 2" (2.2m x 2.5m)

Panel bath, hand basin with pedestal, WC, uPVC double glazed window with side aspect and radiator.

OUTSIDE

To the front of the property is iron railings surrounding the front garden and a gate leading to the enclosed rear garden. There is also a door leading into the garage which has electric and lighting and parking in front.





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 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 as to their operability or efficiency can be given.
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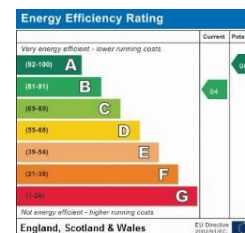


Barrow Lane - Reference Number: 12196

Council Tax Band: C

Tenure: Freehold

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