



colin ellis

Coldyhill Crescent
Scarborough, YO12 6SH

Located in a quiet cul-de-sac this TWO BEDROOM SEMI-DETACHED BUNGALOW is well presented throughout and features a MODERN KITCHEN and BATHROOM and gardens to the front and rear. The bungalow is located in Newby and is close to local shops and amenities and has good transport connections. The bungalow offers SPACIOUS LIVING accommodation and also has a GARAGE and parking. Viewing is highly recommended.

Guide Price £230,000





ENTRANCE HALL

uPVC door leading to vestibule and main front door leading into L-shaped hallway with coving, radiator and wall light.

LOUNGE

16' 10" x 12' 2" (5.14m x 3.71m)

uPVC double glazed window, gas fire with surround, radiator, four wall lights, ceiling light, coving and door to hallway.

KITCHEN/DINER

15' 7" x 9' 10" (4.76m x 3.0m)

Modern fitted kitchen with composite sink, space for washing machine, built in gas hob and extractor, space for fridge, radiator, coving, uPVC double glazed window, dining area with radiator, side access door, space for fridge freezer and French doors out onto the garden.

BEDROOM ONE

12' 2" x 9' 4" (3.71m x 2.87m)

uPVC double glazed window, radiator, ceiling light, fitted wardrobes, coving and door to hallway.

BEDROOM TWO

9' 3" x 8' 10" (2.83m x 2.71m)

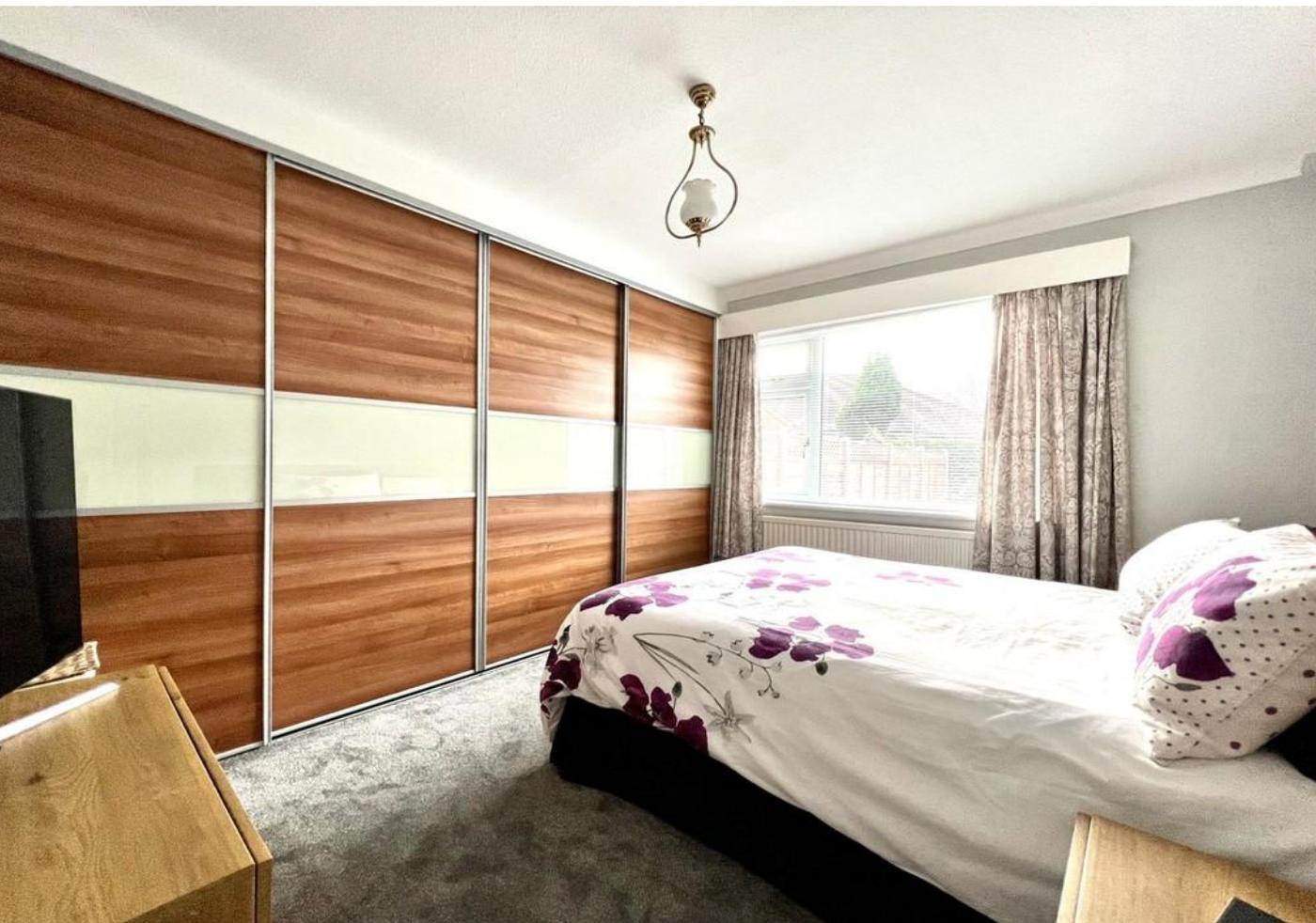
uPVC double glazed window, radiator, ceiling light, coving and door to hallway.

BATHROOM

5' 4" x 6' 5" (1.65m x 1.97m)

Modern bathroom with bath and shower over, hand basin, WC, radiator, tiled walls, storage cupboard, extractor fan, ceiling light, uPVC double glazed frosted window and door to hallway.



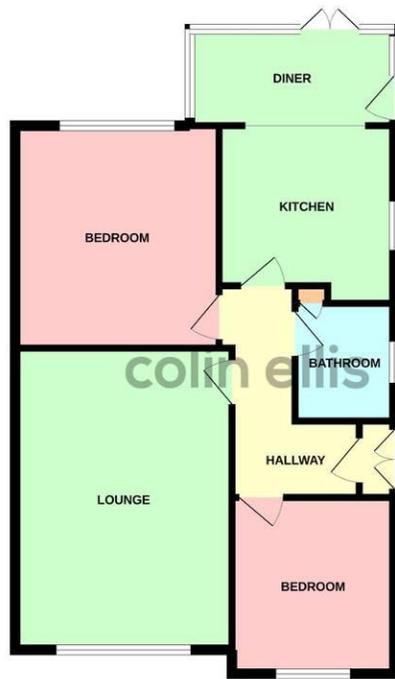


OUTSIDE

To the front is a walled garden with borders and lawn and to the side is a driveway for multiple vehicles leading to a single garage with power and lighting. The rear garden is enclosed with lawn, mature planting, patio area and summerhouse.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

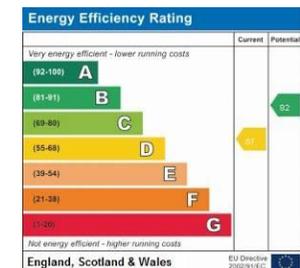


Coldyhill Crescent - Reference Number: 12216

Council Tax Band: C

Tenure: Freehold

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.



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