



colin ellis

**6 Hillside Gardens
Scarborough, YO12 4DE**

Immaculately presented throughout this TWO BEDROOM SEMI-DETACHED home features a NEWLY FITTED KITCHEN, LOG BURNER in the living room, FULLY BOARDED LOFT with pull down ladder and a garden which gets the sun all day. The property is conveniently located close to Seamer Road and local shops as well as having great travel connections to the A64 and Scarborough town centre. The property comes with OUTDOOR SPACE to the FRONT and REAR as well as OFF STREET PARKING. This property would suit a number of buyers including FIRST TIME BUYERS. Viewing is highly recommended.



Guide Price £155,000





The front door leads to a hallway with stairs to the first floor, to the front on the ground floor is a south facing living room with a bay window and log burner, to the rear is a kitchen diner with newly fitted kitchen and under stairs larder cupboard. On the first floor is a double bedroom to the front with bay window and a second bedroom with dual aspect windows and loft access. Finally on the first floor is a modern bathroom with shower and tiled walls. Outside to the front is a garden with mature planting and driveway with parking for multiple cars. To the rear is a stepped garden with patio area at the bottom and lawn and mature planting at the top which gets the sun all day.

ENTRANCE

uPVC double glazed front door leading to hallway with uPVC double glazed frosted window, ceiling light and stairs to first floor.

LOUNGE

11' 5" x 11' 1" (3.48m x 3.40m)
uPVC double glazed bay window, radiator, ceiling light, multi fuel burner with mantel, inbuilt alcove storage cupboard and door to hallway.

KITCHEN

12' 8" x 7' 9" (3.87m x 2.37m)
Newly fitted kitchen with range of cupboards and drawers, worktop, stainless steel sink, built in oven, electric hob and extractor, space for fridge freezer and washing machine, two uPVC double glazed windows, wall mounted boiler (two years old), radiator, set of ceiling spotlights, part tiled walls, under stairs storage cupboard/larder and door to hallway.

LANDING

With radiator and ceiling light.



BEDROOM ONE

12' 9" x 11' 5" (3.89m x 3.49m)

uPVC double glazed bay window, radiator, ceiling light and door to landing.

BEDROOM TWO

7' 5" x 10' 11" (2.27m x 3.33m)

Two uPVC double glazed windows, radiator, ceiling light, access to the fully boarded loft with pull down ladder and door to landing.

BATHROOM

4' 11" x 4' 9" (1.50m x 1.47m)

uPVC double glazed frosted window, tiled walls, WC, hand basin with vanity cupboard, shower, extractor fan, ceiling light, towel warmer/radiator and sliding door to landing.

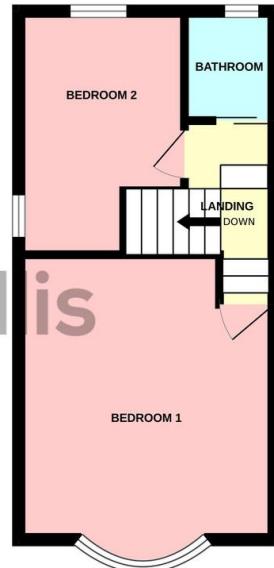
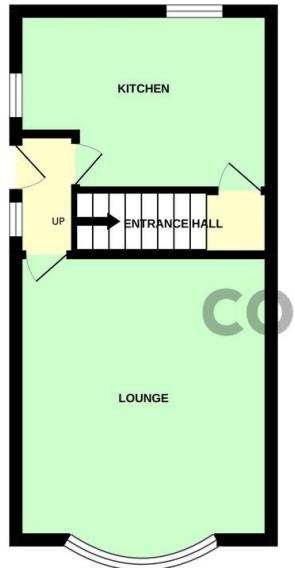
OUTSIDE

To the front is a garden with mature planting and parking for multiple vehicles. To the rear is a large patio area, shed for storage and steps leading to landscaped garden with mature planting.



GROUND FLOOR

1ST FLOOR



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 inaccuracy. The floorplan is for illustrative purposes only and does not represent the property as to its actual size, shape or configuration. No guarantee as to their actual size, shape or configuration can be given.
Made with Morepix 2022.



6 Hillside Gardens - Reference Number: 12195

Council Tax Band: A

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 COLIN ELLIS PROPERTY SERVICES. We always try to make ourselfs 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Tel: 01723 363565

E-mail: info@colinellis.co.uk



Zoopla rightmove   

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk