

RIDGEWAY SCARBOROUGH YO11 3DS

£124,950



Located in a cul-de sac off Westway this well proportioned three bedroomed semi will appeal to a variety of buyers including families and couples. Offering well laid out accommodation which comprises uPVC double glazed door to hallway, front facing lounge, separate front facing dining room, modern fitted kitchen in maple effect with some integrated appliances. There is a rear lobby having uPVC double glazed French doors and an adjacent utility room which includes a WC. On the first floor there are three bedrooms and bathroom which has a white suite with shower over bath. A pull down ladder leads to a loft room. Outside is a side driveway which leads to a single garage. There is a lawn to the front with adjacent gravel parking space. To the rear is a good sized lawn with decked area and store shed. The property also benefits from gas central heating, and uPVC double glazing. Well worth inspection.



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Colin Ellis
property services

LOCATION

From Scarborough Railway Station proceed up Westborough onto Falsgrave, turn left onto Seamer Road at Musham Bank roundabout turn left heading for Eastfield. At the next roundabout turn left onto Westway. Ridgeway is off on the right hand side.

ENTRANCE

uPVC double glazed front door to hallway.

HALLWAY

Ceiling light, meter cupboard, phone point, central heating thermostat control, radiator, under stairs area, uPVC double glazed window overlooking the front.

LOUNGE 14'10" x 10'4" [4.52m x 3.15m]

Wall mounted feature electric fire, ceiling light, double radiator having thermostatic valve, tv point, uPVC double glazed window with fitted blind overlooking the front.

DINING ROOM 11'0" x 10'2" [3.35m x 3.1m]

Fitted alcove cupboards and drawers, double radiator, ceiling light, uPVC double glazed window with roller blind overlooking the front, door to hallway and kitchen.

KITCHEN 10'8" x 7'5" [3.25m x 2.26m]

Stainless steel sink unit with matching mixer tap, tiled splashbacks, range of base, wall and drawers units in maple effect having contemporary steel handles, co-ordinating black marble effect open work surfaces, integrated stainless steel oven and hob, space for fridge/freezer, plumbed for automatic dish washer, track of spot lights, wall mounted cupboard housing Rameha gas boiler providing for radiators and domestic hot water, pantry cupboard, two uPVC double glazed windows overlooking the rear, opening to rear lobby area.

LOBBY

Having ceiling light, radiator, walk in store cupboard, uPVC double glazed French doors overlooking the rear.



UTILITY 10'5" x 5'7" [3.18m x 1.7m]

Having plumbing for automatic washing machine, stainless steel sink unit with tap, tile splash backs, gloss white fronted cabinet over grey granite effect open work surfaces with shelves below, low flush WC in white, radiator having thermostatic valve, ceiling light, uPVC double glazed window overlooking the rear.

SPINDLE STAIRCASE LEADING TO FIRST FLOOR LANDING

With radiator, ceiling light, uPVC double glazed window overlooking the rear, loft access with pull down ladder to loft room.

LOFT ROOM 11'1" x 7'11" [3.38m x 2.41m]

Nest of spot lights, eaves storage, alcoves, Velux double glazed window with integrated blind overlooking the rear.

BEDROOM ONE 14'9" x 12'3" [4.5m x 3.73m]

Fitted wardrobes, ceiling light, radiator, uPVC double glazed window overlooking the front with glimpses across to the Wolds, door to landing.

BEDROOM TWO 12'10" x 12'8" [3.91m x 3.86m]

Shelved alcove, built in wardrobes, radiator, uPVC double glazed window with fitted roller blind overlooking the front with Wold glimpses, door to landing.

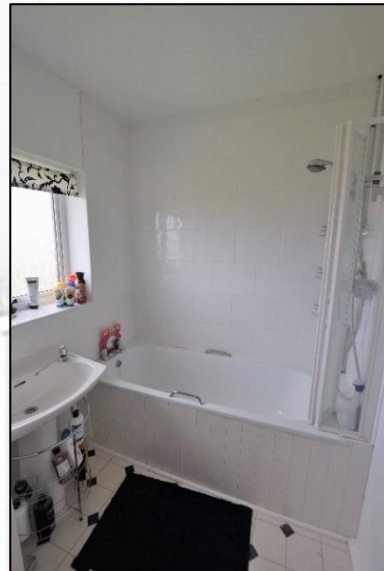
BEDROOM THREE 9'11" x 8'7" [3.02m x 2.62m]

Ceiling light, radiator, uPVC double glazed window with fitted roller blind overlooking the rear, door to landing.

BATHROOM

Three piece suite in white comprising of low flush WC, hand basin and bath with mixer tap, Trevi shower over bath, folding shower screen, part tiled walls, ceiling light, extractor, radiator, uPVC double glazed window with frosted glass overlooking the rear, door to landing.

EPC RATING: D



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