

# SHIRE CLOSE EASTFIELD YO11 3YZ

£119,950



In our opinion, located in this small cul-de-sac having a large enclosed rear garden we have this three bedroomed semi-detached house. The property will appeal to a variety of purchasers which would include first time buyers, couples and families, comprising covered front weather porch leading to uPVC double glazed front door and hallway, good sized front facing lounge, rear facing dining kitchen with uPVC double glazed French doors which lead to a large decked area. On the first floor are three bedrooms and a bathroom which has a white three piece suite with separate shower over the bath. Outside is a good sized parking area and drive to the front with large rear enclosed gardens plus decked area. The property also benefits from uPVC double glazed windows and doors.



**01723 363565**

49 Aberdeen Walk, Scarborough  
Website: [www.colinellis.co.uk](http://www.colinellis.co.uk)  
E-mail: [colinellis@btconnect.com](mailto:colinellis@btconnect.com)

**Colin Ellis**  
property services



### LOCATION

From Scarborough Railway Station, proceed over Valley Bridge onto Ramshill and Filey Road. Once on the recent bypass continue to the next roundabout at the next roundabout, go straight across bearing right onto Eastway, turn left onto Harvest Way then left onto Shire Croft then left into Shire Close.

### COVERED WEATHER PORCH

Leading to uPVC double glazed front door with coloured and leaded glass to hallway.

### HALLWAY

Ceiling light, dado rail, understairs cupboard.

### LOUNGE

15'6" x 12'4" [4.72m x 3.76m]

Fire surround with inset electric stove style fire, coved ceiling, ceiling light, Dimplex electric wall heater, oak effect laminate flooring, television point, uPVC double glazed window overlooking the front, understairs cupboard having six panel colonial style pine door, six panel colonial pine door to hallway.

### KITCHEN / DINER

15'2" x 9'9" [4.62m x 2.97m]

Stainless steel one and a half bowl sink unit with matching mixer tap, tiled splashbacks with inset border tile, range of fitted base, wall and drawer units in white with wood grain effect trim, co-ordinating black granite

effect open work surfaces, electric cooker point, plumbed for automatic washing machine, space for fridge and freezer, track of spotlights, oak effect laminate flooring, uPVC double glazed window overlooking the rear, opening to dining area with dado rail, uPVC double glazed French doors on to rear decked area, six panel colonial style pine door to lounge.

### STAIRCASE LEADING TO FIRST FLOOR LANDING

Ceiling light, loft access, dado rail.



**Shire Close, Eastfield**

### BEDROOM 1

14'3" x 9'4" [4.34m x 2.84m]

Ceiling light, dado rail, electric wall heater, uPVC double glazed window overlooking the rear, six panel colonial style door to landing.

### BEDROOM 2

11'1" x 9'3" [3.38m x 2.82m]

Ceiling light, electric wall heater, uPVC double glazed window overlooking the front, six panel colonial style door to landing.

### BEDROOM 3

9'5" x 6'9" [2.87m x 2.06m]

Ceiling light, electric wall heater, uPVC double glazed window overlooking the rear, six panel colonial style door to landing.

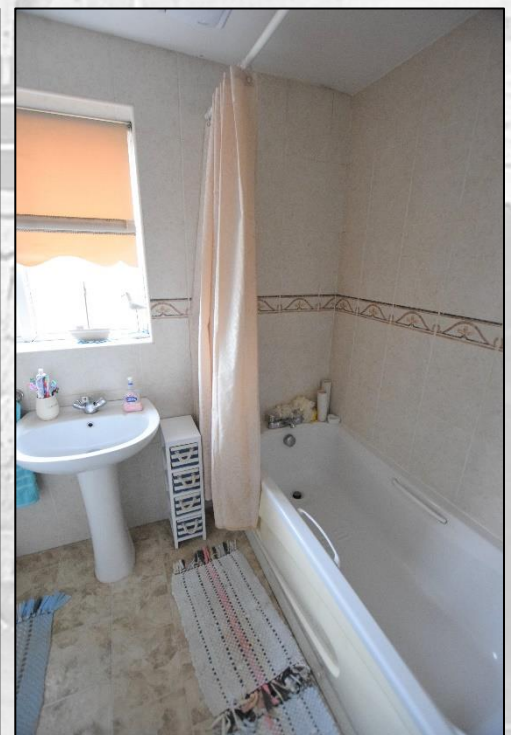
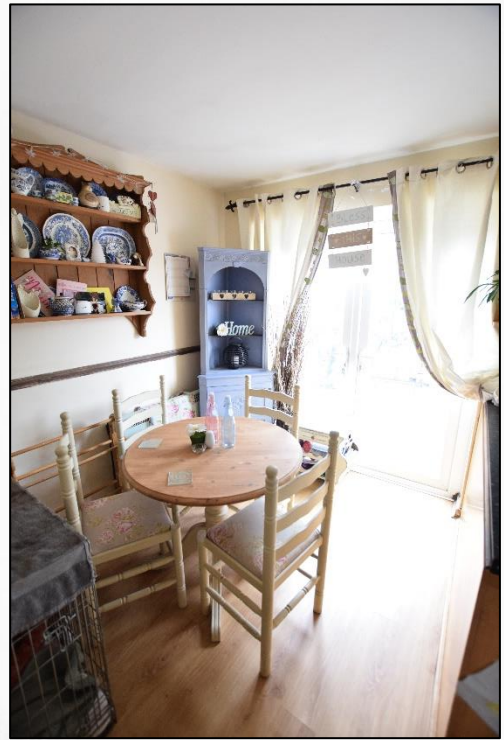
### BATHROOM

Three piece suite in white comprising of low flush w.c, hand basin with mixer tap, bath with mixer tap, separate shower over bath, tiled walls with central border tile, extractor, ceiling light, Dimplex electric wall heater, cylinder/airing cupboard, uPVC double glazed window with frosted glass overlooking the front, six panel colonial style door to landing.

### OUTSIDE

Driveway with car standing, gravelled area to the front. To the rear and side is a large lawned garden being enclosed by timber fence rear facing decked area.

**EPC RATING: E**



**Property Number - 109904**

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**49 ABERDEEN WALK  
SCARBOROUGH  
NORTH YORKSHIRE  
YO11 1BD**

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