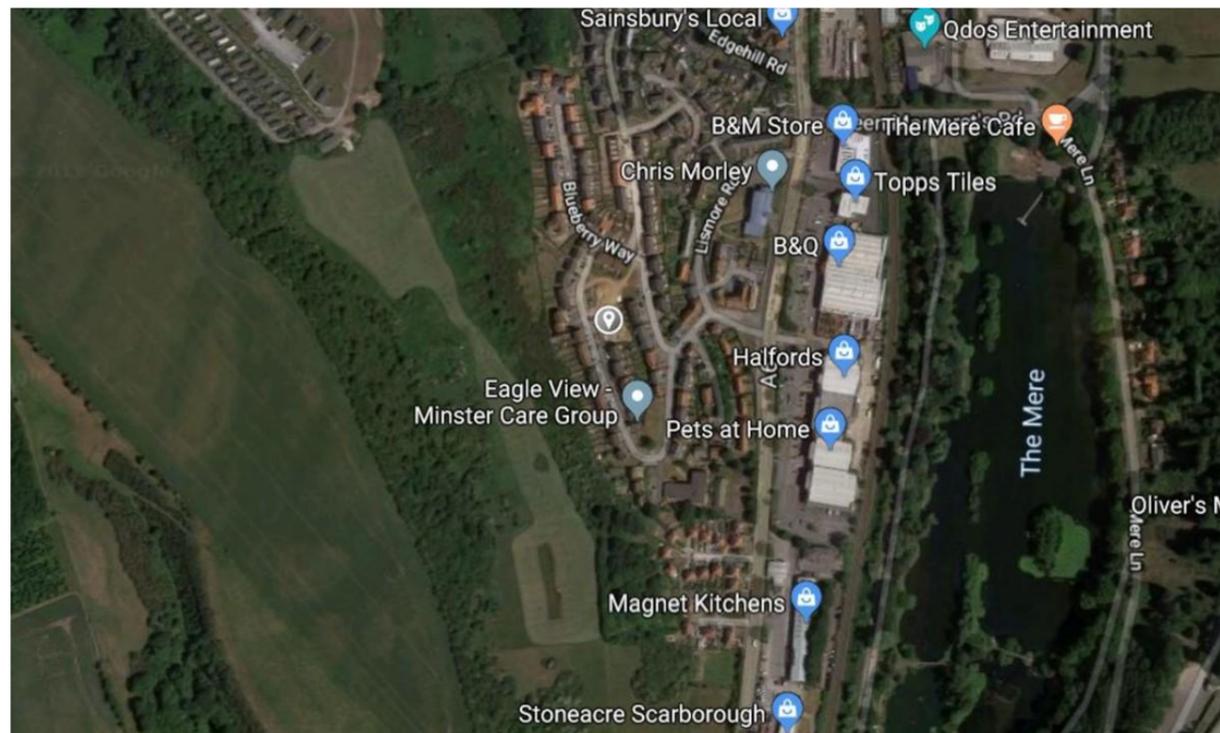


The Ampleforth, Plot 86 Phoenix Drive, Scarborough

£199,995



Full EPC information available on request.

Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

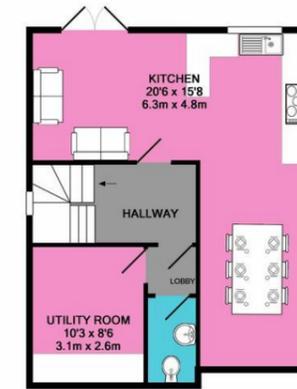


- New build 3 storey townhouse
- Integral garage and driveway
- Open plan living/dining kitchen
- Utility room and downstairs cloakroom
- 4 Bedrooms
- Master bedroom with ensuite
- Rear garden
- Gas central heating

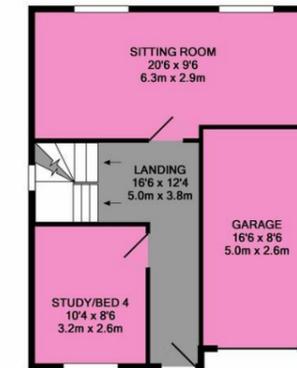
NEW BUILD SEMI DETACHED 4 BEDROOM home on the popular Olivers Heights development just off Seamer Road with INTEGRAL GARAGE.

The Ampleforth is a spacious and versatile family home standing prominently over 3 floors. The lower ground floor has a spacious open plan living/dining kitchen with French windows opening onto the garden, separate utility room and downstairs cloakroom. To the ground floor is the sitting room, entrance hallway and bedroom 4/home office with stairs leading to the first floor. The top floor of this contemporary home houses the master bedroom with ensuite shower room, 2 further good sized double bedrooms and the family bathroom.

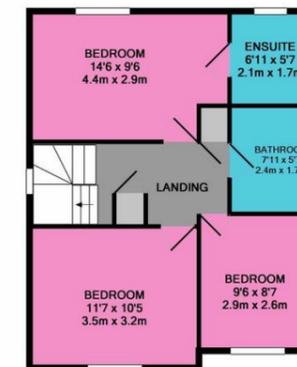
Purchasers will be able to select their own kitchen units and worktop, from the provided selection once the reservation deposit has been received.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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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