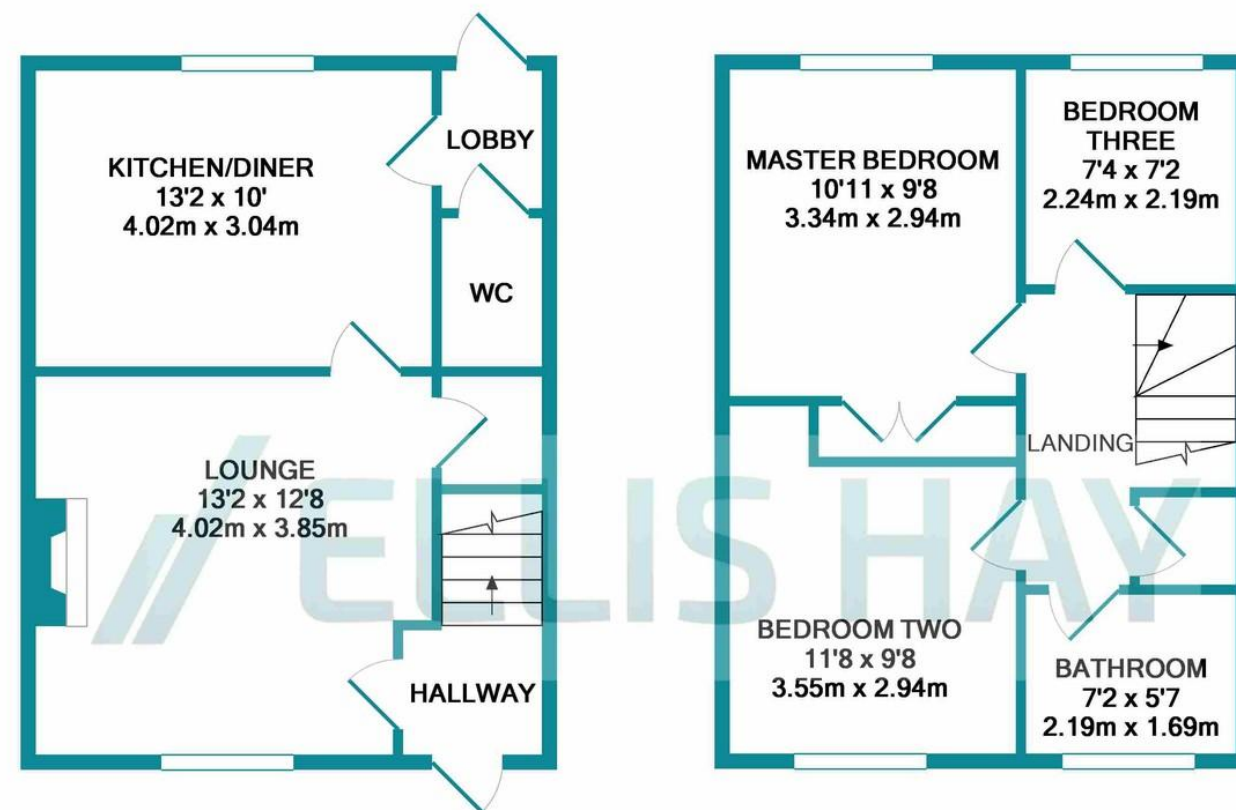
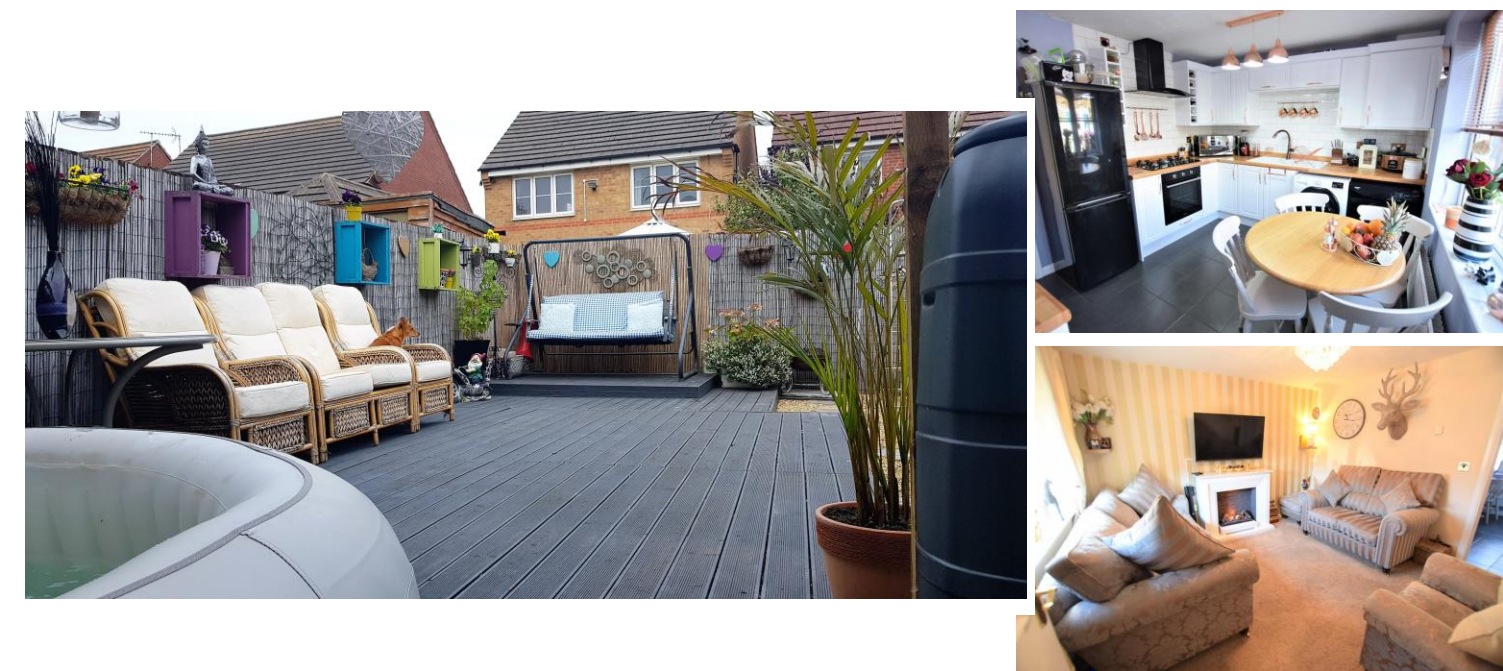




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ELLIS HAY FOR SALE

Sales | Lettings | Management



83 Pasture Crescent
Filey, YO14 0BP

Guide Price £145,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
info@ellishay.co.uk

www.ellishay.co.uk

Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Reference: R3 Pasture Crescent			

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	79	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/49/EC

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

3 bedroomed semi-detached house in Filey. Superbly presented throughout with large kitchen/diner, living room, bathroom , downstairs WC. Gas central heating and uPVC double glazing throughout. Council tax band B. EARLY VIEWING ADVISED.

- 3 BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND B



Property Description

FRONT

DOOR With storm porch over and exterior light.

ENTRANCE HALL

LIVING ROOM

With front aspect uPVC window, electric fire within wood mantle, radiator, ceiling light, television point and telephone point.

KITCHEN/DINER

With a range of shaker style wall and base units, rear aspect uPVC window, white sink with copper mixer tap over, subway tiled splashback and walls, electric oven with gas hob over and extractor above, tiled floor, radiator, ceiling light and space for fridge/freezer, washing machine and dryer.

WC

With WC, hand basin, ceiling light and radiator.

STAIRS

LANDING

With loft access, ceiling light and storage cupboard.

MASTER BEDROOM

With uPVC window overlooking the rear garden, radiator, television point, ceiling light and built in wardrobe.

BEDROOM 2

With front aspect uPVC window, radiator and ceiling light.

BEDROOM 3

Rear aspect uPVC window, radiator and ceiling light.

BATHROOM

Tiled walls throughout, linoleum flooring, white 3 piece suite, glass shower screen, stainless steel taps with shower attachment, ceiling light, extraction unit and frosted uPVC window overlooking the front of the property.

OUTSIDE

Rear

Garden has an exterior tap, large decking area and is fully enclosed with fencing. Large structure built awning provides cover directly to the rear of the property.

Front

Gravelled area directly to the front of the property.

Parking

To the side of the property in a designated parking area.

DIRECTIONS

SAT NAV postcode - YO14 0BP

Property is straight ahead at the end of the cul-de-sac

See image for reference.

