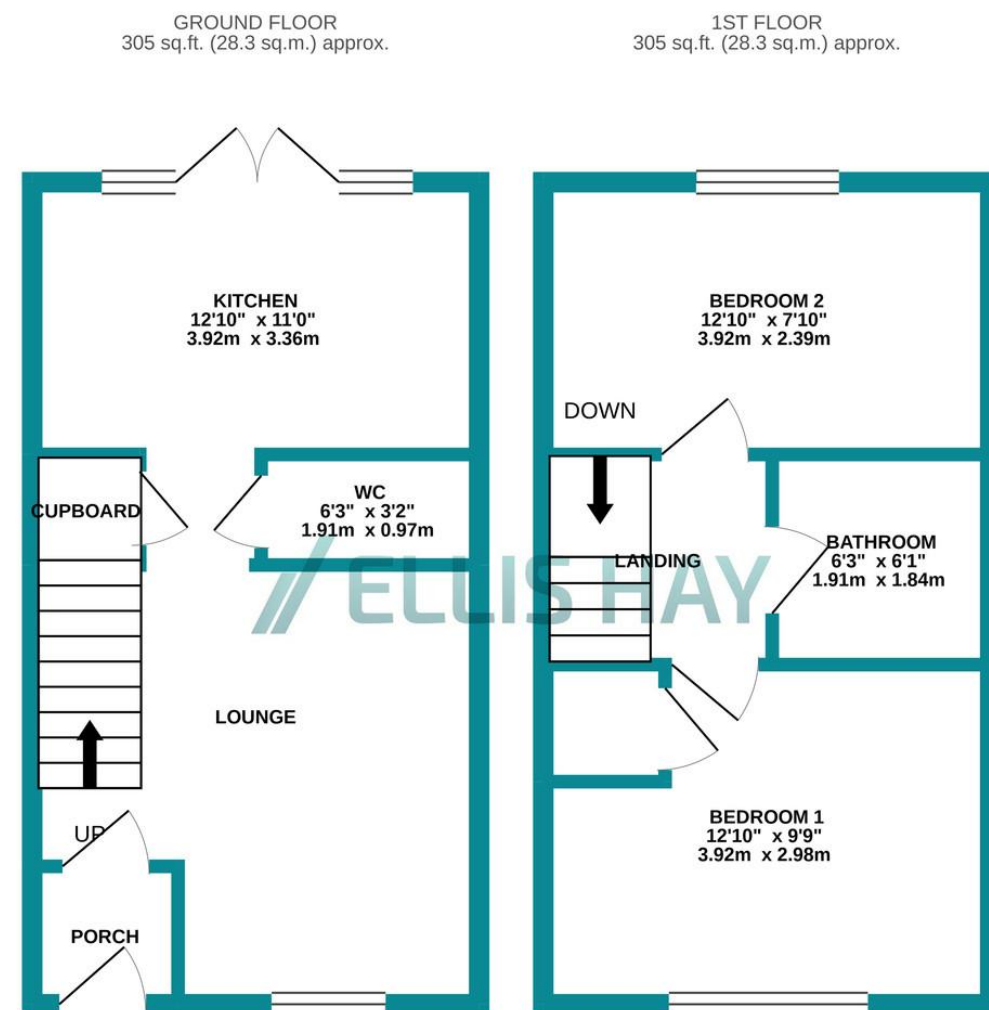




TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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 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



Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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info@ellishay.co.uk
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	81	
(69-80)	C		
(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:
33 pinfold road

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/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.

Pinfold Road
Scarborough, North Yorkshire YO11 3BH

Guide Price £145,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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This modern 2 bedroom end terrace is situated on a maturing estate in the popular village of Cayton. In our opinion, the property is in excellent decorative order and offers the opportunity for a ready made first home or investment opportunity. Briefly comprising lounge, dining kitchen and cloakroom to the ground floor, there are 2 double bedrooms and a modern bathroom upstairs. The enclosed rear garden looks out towards the Wolds countryside. We highly recommend an early viewing.



Property Description

FRONT DOOR

Leading to

VESTIBULE

With overhead light

LOUNGE

With front aspect uPVC window, television and telephone point, overhead light and radiator.

W.C.

With hand basin, extraction unit and ceiling light.

STORAGE CUPBOARD

KITCHEN/DINER

Large kitchen/diner with a range of wall and base units, stainless steel electric oven with gas hob over, extractor hood, stainless steel sink with mixer tap over, integrated fridge/freezer with space for washing machine, rear aspect uPVC windows and doors, radiator and ceiling lights.

STAIRS

Leading to

LANDING

With loft access

BEDROOM 1

With front aspect uPVC window, airing cupboard, ceiling light and radiator.

BEDROOM 2

Rear aspect uPVC window, radiator and ceiling light.

BATHROOM

With ceiling light, extraction unit, 3 piece suite, shaver point, shower over bath and radiator.

OUTSIDE

Rear

Lawned rear garden with access for bins. Fully enclosed with fencing.

Front

Driveway leading directly to property.

DIRECTIONS

From the Station proceed over Valley Bridge (A165) and straight on at the next four set of traffic lights. Proceed straight over the next two roundabouts on the A165, At the third roundabout turn right towards Cayton.. Follow the road to the end into Cayton Village turn left, then first right onto Station Road, Springhill Meadows is on the right. Turn into the estate, then first left at the end turn right, then left at the end, follow the road round and the property is on your left.

- 2 BEDROOM END TERRACE
- POPULAR VILLAGE LOCATION
- UPVC THROUGHOUT
- MODERN DECOR THROUGHOUT
- ENCLOSED REAR GARDEN WITH OPEN VIEWS TO THE WOLDS

