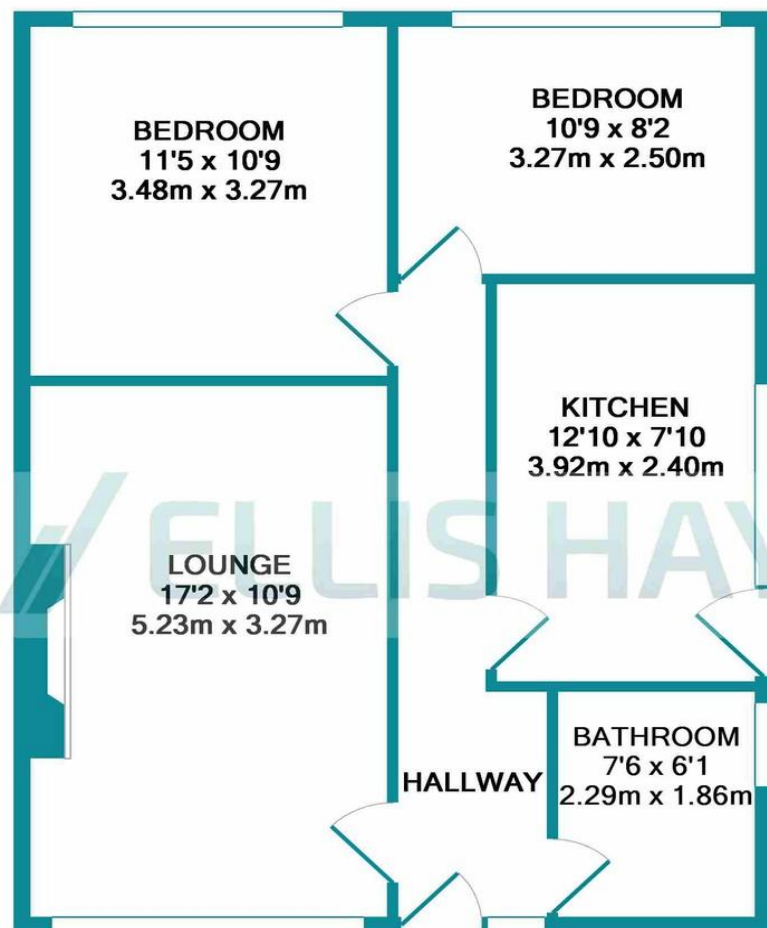




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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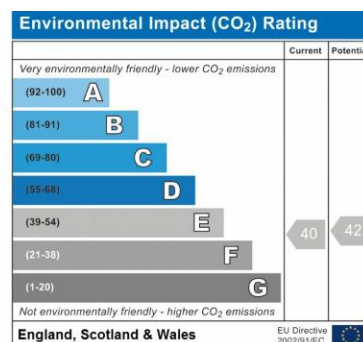
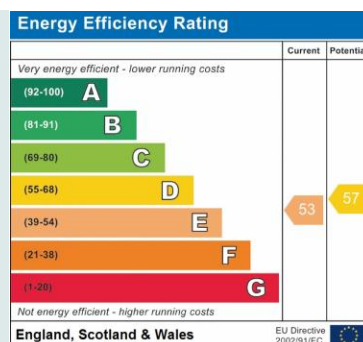
Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

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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.

ELLIS HAY

Sales | Lettings | Management

FOR SALE



11 Bradworth Drive
Osgodby, Scarborough YO11 3PY

Guide Price £120,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
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Ellis Hay are excited to bring to market this 2 bedroomed, semi-detached bungalow, in the popular area of Osgodby. Briefly comprising of 2 bedrooms, kitchen, bathroom and lounge. This deceptively spacious property would be ideal for a wide range of purchasers including those looking at the rental market for investment. Easy access to the A64. It boasts garden space to the front, side and rear. Gas central heating. *EARLY VIEWING ADVISED* SOLD WITH NO ONWARD CHAIN.



Property Description

FOOTPATH LEADING TO

FRONT DOOR uPVC door leading to

ENTRANCE HALL

Spacious entrance hall with access to all rooms. With laminate floor and radiator. Loft access towards the rear of the hall. Thermostat and overhead lights.

LOUNGE 17' 1" x 10' 8" (5.23m x 3.27m)

Large lounge space with front aspect uPVC window. Wood mantelpiece with marble hearth housing a modern gas fire. spotlights in ceiling, radiator and carpet. T.V. point.

BATHROOM 7' 6" x 6' 1" (2.29m x 1.86m)

White 3 piece suite with stainless steel bar mixer shower and matching taps on bath and wash basin, glass shower screen. Linoleum flooring. Overhead light and uPVC window to the side. Radiator, tiled bath surround and extraction fan.

KITCHEN 12' 10" x 7' 10" (3.92m x 2.40m)

Spacious kitchen with a good range of wall and base units. Extractor hood over gas hob. Built in oven. Overhead lights and uPVC window to the side of the property. uPVC door also leads out onto the side of the property. Space for fridge freezer and washing machine. Laminate flooring. Radiator and stainless steel sink with matching mixer tap.

MASTER BEDROOM 11' 5" x 10' 8" (3.48m x 3.27m)

Master bedroom with built in wardrobes. Large uPVC window overlooks the rear of the property into the garden. Radiator, overhead light, carpet and T.V. point.

BEDROOM 2 10' 8" x 8' 2" (3.27m x 2.50m)

Good sized second bedroom with built in storage space. Overhead light and carpet. With radiator and large uPVC window overlooking the rear of the property.

OUTSIDE

Front garden is a predominately lawned area with some beds and paths leading to doors and rear garden. The side garden area is mainly pathway but has a large flower bed as well. Rear garden area has a small patio area, lawn and shed. Some raised beds and fenced.

- 2 BEDROOMED BUNGALOW
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B
- INVESTMENT OPPORTUNITY
- FRONT, SIDE AND REAR GARDEN

DIRECTIONS

From Scarborough town centre head up Filey Road. Follow this until you reach the main roundabout, and then tum left onto old Filey Road. Follow this road straight for a short while and then turn right onto Osgodby Lane. The second right is Bradworth Drive, the property is on the left hand side.

