



Shield Way, Scarborough, YO11 3WG

In immaculate condition throughout this family home offers SPACIOUS LIVING OVER THREE FLOORS with FOUR DOUBLE BEDROOMS and a great outlook. This home also benefits from a master suite with en suite bathroom, a living room with French doors onto the rear lawned garden, an UPGRADED KITCHEN and the convenience of PARKING FOR TWO VEHICLES. Viewing is highly recommended. NO ONWARD CHAIN.

Offers In Excess Of £210,000

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ENTRANCE

Composite front door into entrance hall with radiator, ceiling light and stairs to first floor.

WC

1.38 x 0.98 (4'6" x 3'2")

WC, hand basin, tiled splashback, radiator, ceiling light and uPVC double glazed frosted window.

KITCHEN DINER

3.50 x 4.08 (11'5" x 13'4")

Fitted kitchen with range of cupboards and drawers, ceiling light, built in fridge freezer, built in oven, hob and extractor, built in dishwasher, built in washing machine, stainless steel sink, uPVC double glazed window and dining area with ceiling light and radiator.

LIVING ROOM

4.47 x 3.56 (14'7" x 11'8")

French doors onto rear garden, radiator, under stairs storage cupboard and ceiling light.

FIRST FLOOR LANDING

Storage cupboard, uPVC double glazed window and stairs to second floor.

BATHROOM

2.45 x 2.01 (8'0" x 6'7")

uPVC double glazed frosted window, WC, hand basin, bath with shower over, ceiling light, extractor fan and radiator.

BEDROOM FOUR

2.45 x 2.86 (8'0" x 9'4")

Ceiling light, radiator and uPVC double glazed window.



BEDROOM THREE

4.46 x 2.66 (14'7" x 8'8")

uPVC double glazed window, radiator and ceiling light.

SECOND FLOOR LANDING

Loft access and storage cupboard.

BEDROOM ONE

4.44 x 2.78 (14'6" x 9'1")

uPVC double glazed window, radiator, ceiling light and door to en-suite.

EN SUITE

2.42 x 1.66 (7'11" x 5'5")

uPVC double glazed frosted window, shower cubicle, WC, hand basin, radiator, extractor fan and ceiling light.

BEDROOM TWO

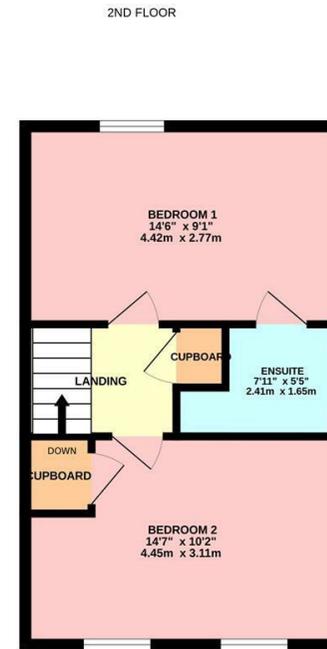
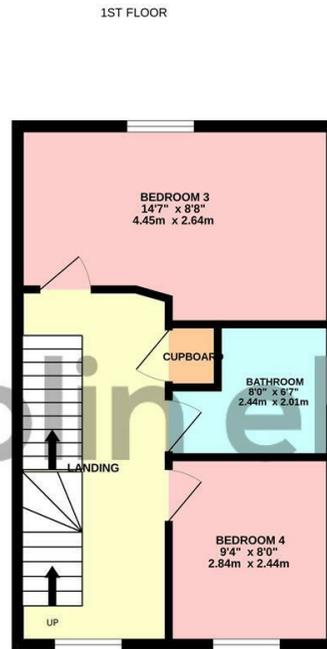
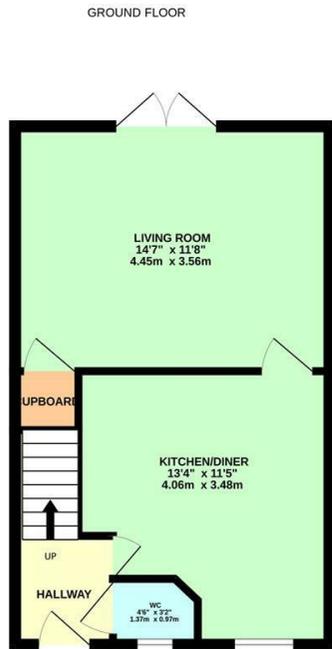
3.11 x 4.45 (10'2" x 14'7")

Two uPVC double glazed windows, radiator, ceiling light and above stairs storage cupboard.

OUTSIDE

To the rear is a large lawned garden enclosed by fencing and patio area and to the side is parking for two vehicles.





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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Shield Way - 18679134
Council Tax Band - C
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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