



# colin ellis

## Signals Court, Scarborough, YO12 6QG

Located on the North side of Scarborough this TWO BEDROOM SEMI DETACHED property is offered to the market with NO ONWARD CHAIN and is only a short walk away from the beach. Conveniently located this property has two double bedrooms a LARGE LIVING ROOM, kitchen and bathroom. The property also benefits from a driveway and single GARAGE. Viewing is highly recommended.



**Guide Price £180,000**

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## VESTIBULE

1.21 x 0.94 (3'11" x 3'1")

uPVC double glazed door into vestibule with ceiling light and door into living room.

## LIVING ROOM

5.97 x 3.54 (19'7" x 11'7")

uPVC double glazed window, coving, two ceiling lights, two radiators, understairs storage cupboard and stairs to first floor.

## KITCHEN

3.55 x 2.29 (11'7" x 7'6")

Fitted kitchen with range of cupboards and drawers, space for cooker, extractor, space for fridge freezer, uPVC double glazed window, inset ceiling spotlights and uPVC double glazed door out onto rear garden.

## FIRST FLOOR LANDING

Ceiling light, radiator and loft access.

## BEDROOM ONE

3.57 x 3.35 (11'8" x 10'11")

Ceiling light, radiator, uPVC double glazed window and above stairs storage.

## BEDROOM TWO

3.53 x 2.85 (11'6" x 9'4")

uPVC double glazed window, ceiling light and radiator.

## BATHROOM

1.95 x 1.61 (6'4" x 5'3")

uPVC double glazed frosted window, extractor fan, ceiling light, bath with shower over, hand basin, WC, heated towel rail/radiator and part tiled walls.

## OUTSIDE

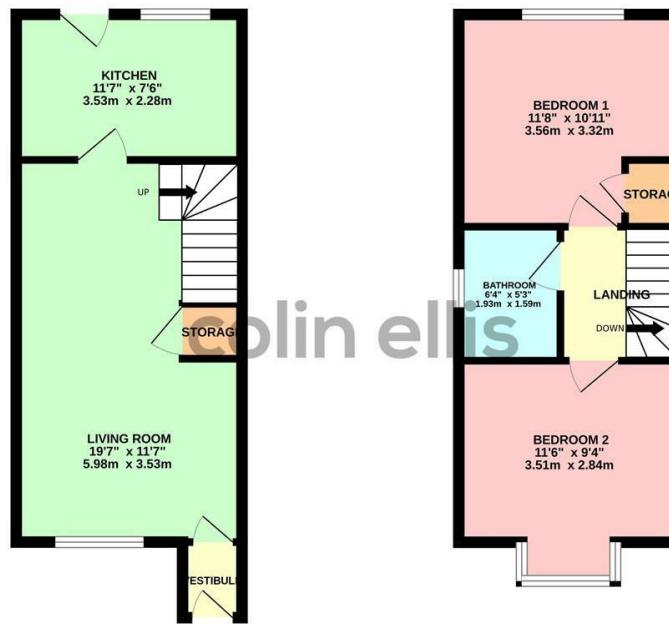
To the front is lawn, drive and garage. To the rear is a lawn enclosed by wall and fencing.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller and agent are not responsible for any services listed and no guarantee as to their operability or efficiency can be given.  
Made with Measure 2009

## Signals Court - 18663809

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		
(81-91) B		74
(69-80) C		
(55-68) D	55	
(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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