



colin ellis

**Sea View Close,
Scarborough, YO11 3JB**

** £5,000 ALLOWANCE TOWARDS DEPOSIT **

In great order throughout this much loved TWO BEDROOM SEMI DETACHED BUNGALOW is located in Osgodby just a short distance South of Scarborough and close to Cayton Bay beach. With LIGHT and SPACIOUS ROOMS this home has French doors onto the rear South East facing garden and comes with a recently modernised bathroom. Outside the property comes with off street parking and a large storage outhouse. Viewing is highly recommended.

Guide Price £180,000



ENTRANCE

uPVC double glazed front door into entrance hall with loft access, ceiling light and radiator.

KITCHEN

3.08 x 2.19 (10'1" x 7'2")

uPVC double glazed window, ceiling light, fitted kitchen with range of cupboards and drawers, sink, built in oven, hob, space for washing machine, space for tumble dryer and space for under counter fridge and freezer.

LIVING ROOM

5.23 x 3.33 (17'1" x 10'11")

French doors onto rear garden, two uPVC double glazed windows, fire, coving, radiator and two ceiling lights.

BEDROOM ONE

3.80 x 3.33 (12'5" x 10'11")

uPVC double glazed window, ceiling light and radiator.

BEDROOM TWO

2.69 x 2.50 (8'9" x 8'2")

uPVC double glazed window, ceiling light and radiator.

BATHROOM

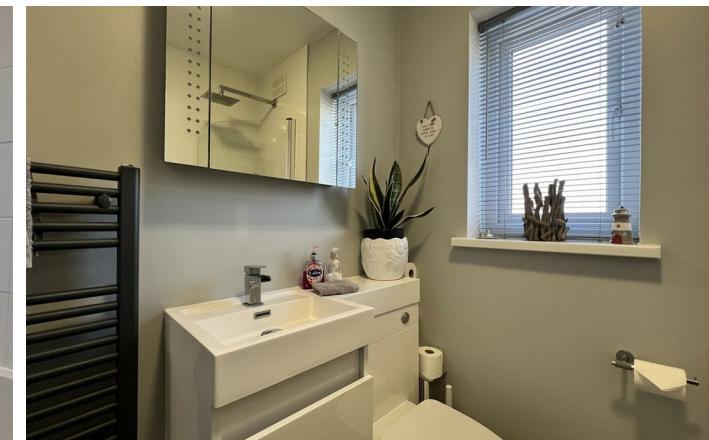
1.92 x 1.69 (6'3" x 5'6")

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

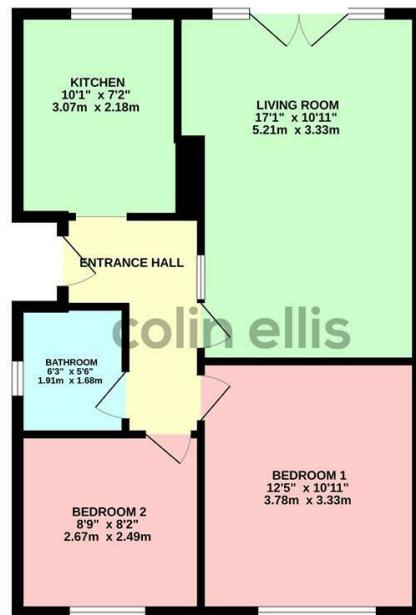
OUTSIDE

To the front is a low maintenance garden with driveway leading to the side of the property and to the rear is an enclosed garden with patio area and large storage outhouse.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the details 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 plan is based on the information provided by the vendor and has not been tested and no guarantee as to their operability or efficiency can be given.
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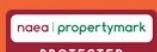
Sea View Close - 18656244

Council Tax Band - B

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		86
(81-91)	B		
(69-80)	C		68
(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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