

Wain Close, Eastfield,  
Guide Price £99,950



**ONE BEDROOM END TERRACE+IDEAL STARTER HOME++INVESTMENT++LOUNGE++MODERN KITCHEN++MODERN BATHROOM++UPDATED WITH GAS COMBI BOILER++CENTRAL HEATING++DOUBLE GLAZING++OFF STREET PARKING FOR TWO VEHICLES++PRIVATE ENCLOSED REAR GARDEN++SOUTH OF SCARBOROUGH CLOSE TO OSGODBY.**

## Entrance Hall

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, radiator, door to.

## Lounge 4.00m x 3.20m (13'1" x 10'6")

UPVC double glazed window to the front aspect, TV point, radiator, power points, under stairs storage, stairs to the first floor landing.

## Kitchen 4.00m x 2.15 (13'1" x 7'1")

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, modern range of wall and base units, with roll top work surface, stainless steel sink and drainer, breakfast bar, space for fridge freezer, space for washing machine, integrated electric oven and hob, extractor hood, radiator and power points.

## First Floor Landing

UPVC double glazed window to the rear aspect, storage cupboard, radiator and power points.

## Bedroom 4.00m x 4.00m (13'1" x 13'1")

UPVC double glazed window to the front aspect, TV point, radiator and power points.

## Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, P shaped bath with shower over, chrome towel rail.

### **DISCLAIMER**

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## External

### Rear Garden

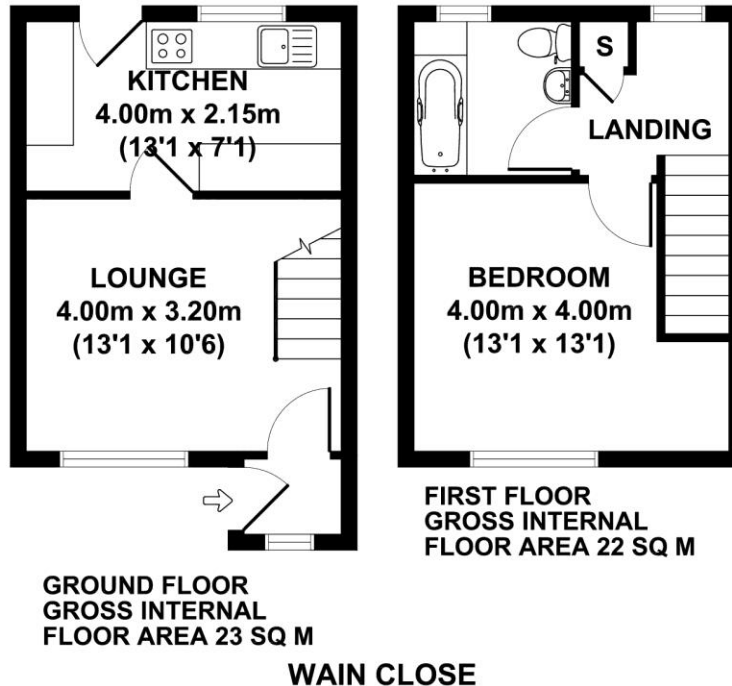
Private enclosed rear garden with side gated access, low maintenance with Indian stone patio area, and decking area.

### Front

Blocked paved drive way and gravelled area for off road parking for two cars.

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**APPROX. GROSS INTERNAL FLOOR AREA 45 SQ M / 484 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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