

Carrside, Eastfield, SCARBOROUGH

Guide Price £150,000



**TWO BEDROOM SEMI DETACHED##LOUNGE##MODERN
KITCHEN##SEPARATE UTILITY##FAMILY BATHROOM##DOUBLE
GLAZING-CENTRAL HEATING##GARAGE, DRIVEWAY, OFF ROAD
PARKING##SOUTH FACING GARDENS.**

Porch

UPVC double glazed window and UPVC double glazed door to the side aspect. Door giving access to the utility room.

Utility Room

Window to the side aspect, understairs storage, space for washing machine, space for tumble dryer, power points and light.

Entrance Hall

UPVC double glazed window and UPVC double glazed door to the side aspect, storage cupboard housing the fuse box, telephone point, radiator, power points and stairs to the first floor landing.

Lounge 4.45m x 3.00m - 14'9" x 9'10"

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

Kitchen/Diner 5.40m x 3.25m - 17'9" x 10'8"

UPVC double glazed window to the rear aspect, range of beech effect wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob, extractor hood, breakfast bar, space for dishwasher, space for fridge freezer, storage cupboard housing the gas combi boiler and office space, radiator, power points and tiled flooring.

Conservatory 2.60m x 2.20m - 8'6" x 7'3"

UPVC double glazed windows to the rear and side aspects, radiator and power points. Currently used as a dining area.

First Floor Landing

UPVC double glazed windows to the front and side aspects, power point, loft access.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Bedroom One 4.50m x 2.90m - 14'9" x 9'6"

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

Bedroom Two 4.10m x 3.15m - 13'6" x 10'4"

UPVC double glazed window to the rear aspect, storage cupboard, 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, panel enclosed bath with electric shower over, extractor fan, chrome heated towel rail.

Garage 4.50m x 2.40m - 14'9" x 7'11"

Window to the side, up and over door to the front.

Front Garden

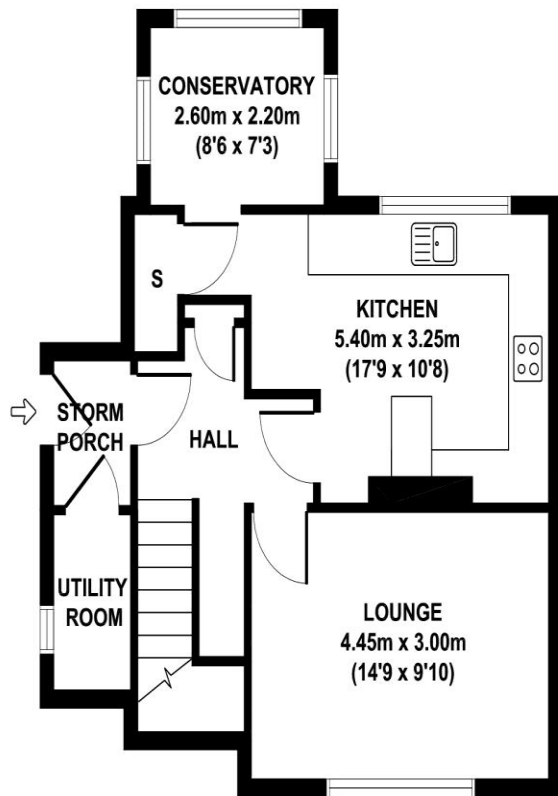
Double wrought iron gates to the front giving access to the block paved driveway leading to the garage with ample off street parking for numerous vehicles, lawn area to the front with gravelled borders. Outside tap.

Rear Garden

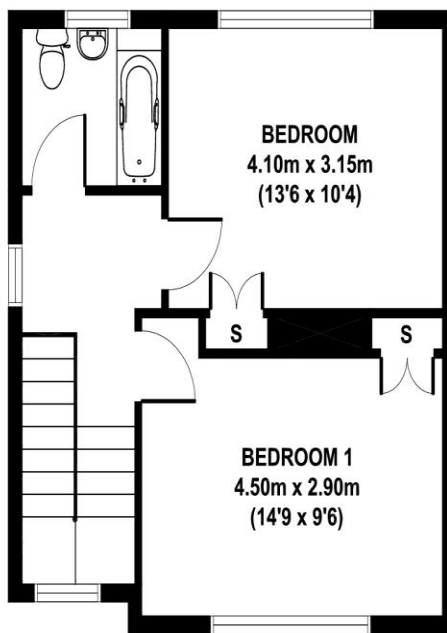
Mature landscaped rear garden with a lawn area, gravelled area and decking area, raised veg plot, enclosed patio area with summer house and barbecue area. Outside power points.

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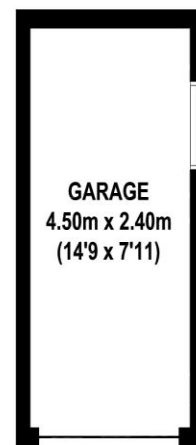
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**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 40 SQ M**



**GARAGE
GROSS INTERNAL
FLOOR AREA 410 SQ M**

CARRSIDE

APPROX. GROSS INTERNAL FLOOR AREA 98 SQ M / 1054 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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