



31 Manor View Road

Lebberston, Scarborough, YO11 3PB

Guide Price £159,950



Ellis Hay are pleased to present this three bedroomed family home located in the quiet village of Lebberston. Located between Cayton and Filey and within walking distance of the beach this well presented house has private gardens to the front and rear . The house has a kitchen/diner, lounge with a woodburner, utility and downstairs W.C. Upstairs there are three bedrooms and a shower room.



Hallway

The property is entered via a porch into a hallway from which doors lead into the lounge, kitchen and stairs lead up to the W.C. and first floor landing.

Lounge 18'1" x 11'10" (5.51m x 3.61m)

A good sized lounge with UPVC double glazed patio doors leading to the rear garden, a UPVC double glazed window to the front of the property, carpet, radiator and woodburning stove.

Kitchen/Diner 11'10" x 11'10" (3.61m x 3.61m)

A kitchen / dining room with a range of modern wall and base units , composite worktops and a stainless steel sink and drainer. There is a gas hob, electric oven and extractor, partially tiled walls and laminate flooring. There is a single glazed window that looks into the utility area.

Utility Porch 11'1" x 5'4" (3.38m x 1.63m)

Accessed from the kitchen the utility room has space for a washing machine and tumble dryer. It has a tiled floor, radiator and a door into the rear garden area.

Bedroom 1 13'1" x 11'10" (3.99m x 3.61m)

A double bedroom at the rear of the property with a UPVC double glazed window overlooking the garden. This room has carpets, a radiator and built in wardrobes.

Bedroom 2 10'7" x 10'2" (3.23m x 3.10m)

A double bedroom with carpets, a radiator and a UPVC double glazed window overlooking the garden

Bedroom 3 9'10" x 7'7" (3.00m x 2.31m)

A good sized single bedroom to the front of the property with carpet, radiator and a UPVC double glazed window to the front of the property.

Shower room 8'2" x 5'8" (2.49m x 1.73m)

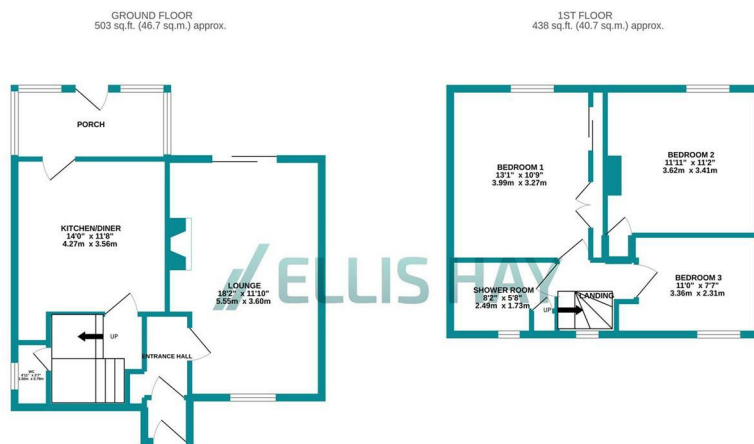
A modern shower room with a shower cubicle. W.C., hand basin and heated towel rail. This room is tiled with a tiled floor and a small UPVC double glazed window.

Outside

There are good sized easily maintained gardens to the front and rear of the property including lawns, gravelled areas and patio area. There are also two sheds, one

Directions

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TOTAL FLOOR AREA: 941 sq.ft. (87.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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	

Council Tax Band: B

Tenure: Freehold

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