



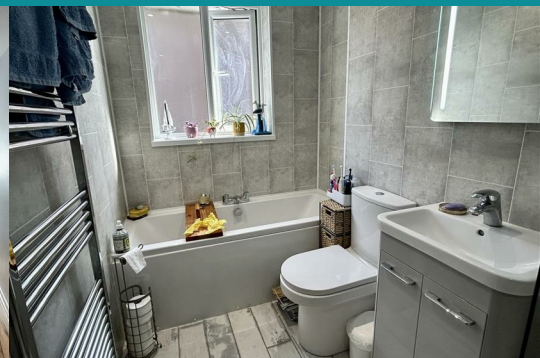
66 Weaponess Valley Road

Weaponess, Scarborough, YO11 2JG

Guide Price £340,000



Ellis Hay are delighted to bring to market this 4 bedroom detached modern family home to market. This property has been sympathetically extended to provide practical space for family/multigenerational living with terraced gardens and a patio to the rear and off road parking to the front. In our opinion this property is in a superb location, being on a quiet residential street but in close proximity to excellent transport links, close to the town centre, The Sports Village, local shops and the amenities of our glorious South Bay . The modern extension provides a large lounge/dining room which leads to the rear garden. In our view, the kitchen is a real show stopper - it has been thoughtfully and stylishly fitted and features a large island with plenty of seating. Downstairs also has an additional family room that can be used as a bedroom as it benefits from an en suite shower room. Upstairs there are 2 further double bedrooms, a single bedroom and a family bathroom. To the front of the property is off street parking and to the rear there is a garden with patio areas with space for hot tub, lawn and a service area with hot and cold tap and storage area. We highly recommend an early viewing - call our friendly sales team on 01723 350077 today.



Hallway

An inviting hallway with modern patterned floor tiles, recessed lighting, radiator and skylight for additional light. A door leads off into the lounge/diner and there is a staircase up to the first floor landing. There is also a UPVC back door into the garden.

Lounge/Dining Room 33'11" x 15'9" (10.34m x 4.80m)

A large room with space for seating and dining with oak flooring. This room reaches the full length of the property and has UPVC windows to the front and patio doors to the rear garden.

Kitchen/Diner 17'7" x 13'9" (5.36m x 4.19m)

A modern Howdens kitchen with oak flooring, a range of full wall to ceiling units with integrated appliances, including a fitted hob with an extractor fan and glass splashback, double oven, microwave, dishwasher and fridge /freezer. All units have electric/USB sockets inside them. Space is provided in the cupboards for a washer and dryer. There is a central island with a double Belfast sink with a Franke hot water tap with filtered water. The central island has an oak worktop and seats up to 6/8 people. This room has UPVC French doors that open into the rear garden giving the kitchen plenty of light. There is also a fully shelved pantry with electrical/USB sockets. There is a TV wall socket. The lighting is recessed in the pantry and kitchen and there are also three feature lights on separate switches.

Family Room/Bedroom 4 14'9" x 13'9" (4.50m x 4.19m)

A useful room on the ground floor that could be used as an additional family room/study or as Bedroom 4. This room has a carpet, fireplace and a large UPVC window.

En-Suite Shower Room 8'7" x 3'4" (2.62m x 1.02m)

En-Suite to the family / 4th bedroom downstairs. A fully tiled room with wall and floor tiling a W.C, handwash basin with a vanity unit and a mains shower unit and tray.

Bedroom 1 13'9" x 11'5" (4.19m x 3.48m)

A double bedroom with a UPVC window, radiator and carpet located at the front of the house.

Bedroom 2 13'9" x 8'0" (4.19m x 2.44m)

A second bedroom with a UPVC window, carpet and a radiator located at the rear of the house.

Bedroom 3 11'2" x 5'7" (3.40m x 1.70m)

Not photographed as currently used for storage.

Bathroom 11'2" x 6'4" (3.40m x 1.93m)

A modern four piece bathroom with fully tiled walls, bath, separate shower unit with glass screening, heated towel rail, UPVC window and laminate floor. There is a hand wash basin with a vanity unit and W.C.

Outside

A detached house with off road parking on the block paved driveway. to the rear there is a garden with a patio area accessed straight from the house via the family room and kitchen both of which have French doors. From the patio steps lead up to a paved terrace from which further steps lead to a lawned area and shed. There is a mixture of shrubs and feature trees. There is access to the rear from the side of the property.

What Three Words Location

basic.social.cargo

Area Map

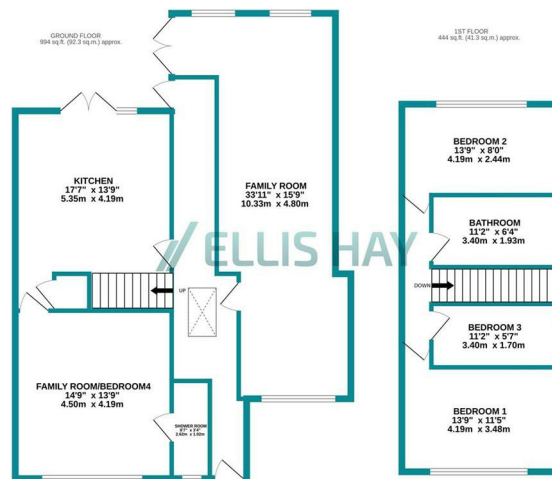


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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: D

Tenure: Freehold



TOTAL FLOOR AREA: 1438 sq ft (133.6 sq m) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, masses and any other figures are approximate and do not constitute a contract or any other legal agreement. The contract, systems and all appliances shown herein are not intended as any guarantee or warranty in relation to the property.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property