



## 11 Spring Bank

Seamer Road, Scarborough, YO12 4DZ

**Open To Offers £130,000**  <sup>3</sup>  <sup>1</sup>  <sup>2</sup>  <sup>E</sup>

Ellis Hay is pleased to bring to the market this 3 bedroom terraced house on Spring Bank, close to Falsgrave, Town Centre, South Bay meaning you are never far away from a variety amenities, shops and entertainment option. It also is situated close to easy transport links to A64 and A171.

When briefly described the property is set out over three floors with a lounge, dining room, modern kitchen, three bedrooms and a bathroom. With UPVC windows and gas central heating there is a pleasant yard at the rear of the property .

Sold with NO ONWARD CHAIN, we highly recommend a viewing at your earliest convenience. Call our friendly sales team today to arrange your appointment.



FORCOURTED FRONT

HALLWAY

Leading to entrance hall with laminate flooring and radiator

LOUNGE

With laminate flooring, uPVC double glazed bay window overlooking the front, gas fire, wall lights, TV point and radiator

DINING ROOM

With uPVC window overlooking the rear, fitted storage, gas fire, radiator

KITCHEN

With a range of base and wall units, fitted electric oven and gas hob, tiled splash back, space for fridge freezer, plumbing for automatic washer, tiled floor, door to rear yard

BATHROOM

With a white three piece suite having an electric shower over the bath, tiled walls, radiator

STAIRS TO FIRST FLOOR

BEDROOM ONE

With uPVC double glazed window overlooking the front, fitted wardrobes and radiator

BEDROOM TWO

With uPVC double glazed window overlooking the rear, fitted wardrobes and radiator

STAIRS TO

BEDROOM THREE

With Velux roof window, radiator and fitted wardrobes

OUTSIDE

There is a forecourt to the front and an enclosed rear yard

DIRECTIONS

What Three Words  
orbit.events.human

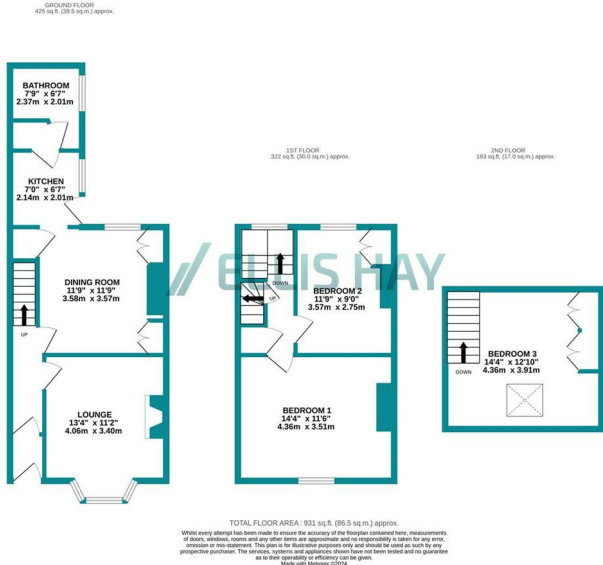
Area Map



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 71                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 39      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Council Tax Band: A

Tenure: Freehold



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