



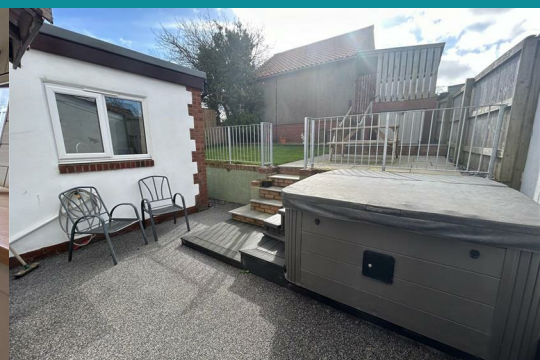
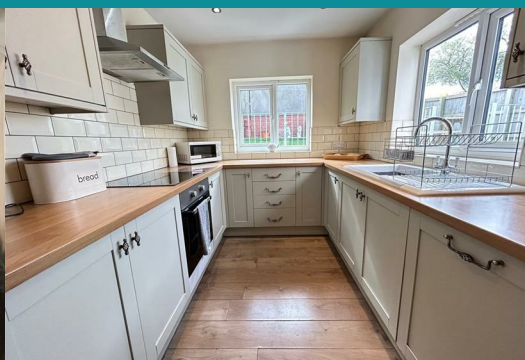
Main Street

Flixton, Scarborough, YO11 3UB

Guide Price £225,000



In our opinion this 3 bedroom detached property in the heart of Flixton would make a perfect family home and its great village location would make it a desirable holiday accommodation. With good sized open plan living accommodation, the property benefits from large lounge with wood burning stove, dining room and modern kitchen plus the useful addition of a downstairs cloakroom and utility room. Upstairs there are 3 bedrooms and a family bathroom and the rear space comprises of patio area and raised lawn. Solar Panel System. Sold with no onward chain, we highly recommend an early viewing of this property.



Front Entrance

Lounge

Front aspect UPVC window. Log burner with feature brick hearth. Overhead light, electric wall heater and carpet. Staircase to the first floor. Open access to

Dining Room

Inset ceiling spotlights, electric heater laminate floor and space for fridge/freezer.

Kitchen

Range of modern grey wall, base and drawer units with co-ordinating worktop, ceramic sink and swan neck mixer tap. Built in electric oven, ceramic hob and stainless steel extractor unit over. Feature metro part tiled walls and laminate flooring. Inset ceiling spotlights and rear and side aspect UPVC windows.

Utility Room

Wall and base units with space for washing machine. Door giving access to the rear of the property.

Cloakroom

W.C and hand basin. Ceiling light and tiled walls

Landing

Airing cupboard with electric water heater.

Bedroom 1

UPVC window overlooking the rear of the property. Electric heater and ceiling light. Built in wardrobes

Bedroom 2

UPVC window overlooking the front of the property. Electric heater and ceiling light

Bedroom 3

Rear aspect UPVC window. Overhead light and electric heater

Bathroom

3 piece bathroom suite including P shaped bath with electric shower over and glass screen. Front aspect UPVC frosted window, tiled walls and white electric ladder radiator.

Outside

Enclosed rear garden with gated access. Hard landscaped patio area with steps leading to lawn and further patio and shed.

Directions

Sat Nav - YO11 3UB

What3Words - satin.chum.reported

Additional Information

This property is currently registered for business rates. The previous council tax band was C - the property would need to be re-registered with the council for residential use.

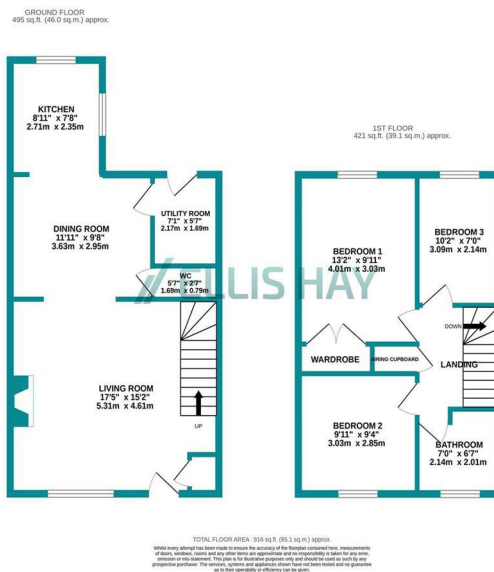
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: C

Tenure: Freehold



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