



5 Meadow Lane

Eastfield, Scarborough, YO11 3LZ

Guide Price £130,000



Ellis Hay are delighted to bring to the market this two-bedroom semi-detached bungalow situated in the popular Eastfield area of Scarborough. The property briefly comprises a lounge, kitchen, two bedrooms, bathroom, and a conservatory.

Externally, the property benefits from a good-sized rear lawn with a brick patio area and greenhouse, while to the front there is a lawned garden and a private driveway.

Ideally located close to Filey Road, Ramshill, and the town centre, the property offers convenient access to local schools, shops, and amenities. The property also benefits from solar panels, please ask Agent for details.

For further information or to arrange a viewing, please contact our friendly sales team on 01723 350077.



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Lounge 17'1" x 10'8" (5.22 x 3.26)

Kitchen 9'3" x 9'2" (2.84 x 2.80)

Bathroom 6'7" x 6'3" (2.02 x 1.93)

Bedroom 1 12'4" x 10'8" (3.78 x 3.26)

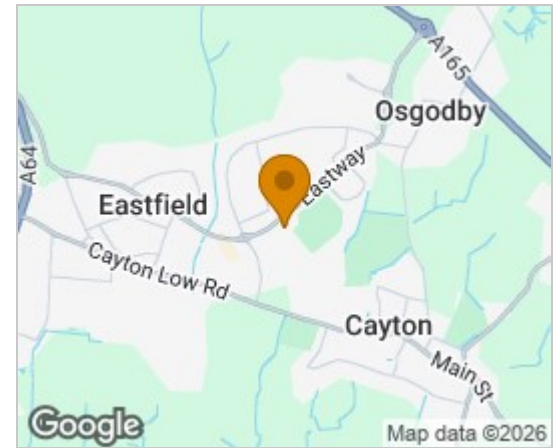
Bedroom 2 10'2" x 9'3" (3.10 x 2.84)

Conservatory 12'5" x 10'8" (3.79 x 3.26)


HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

Area Map



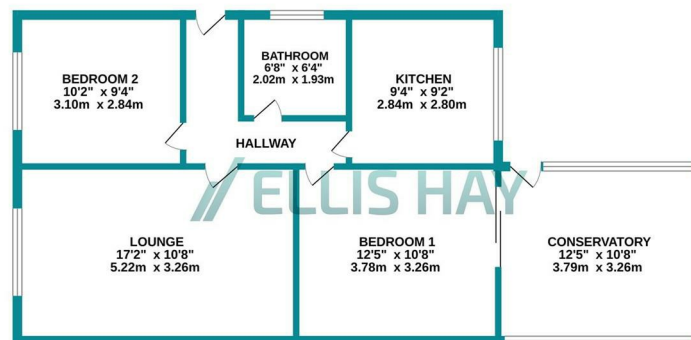
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(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

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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 at the time of the plan.

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