



## 51 Phoenix Drive

Seamer Road, Scarborough, YO12 4AZ

**Guide Price £180,000**



Ellis Hay is delighted to offer to the market this 3 bedroom town house close to the amenities and transport links of Seamer Road. The property benefits from integral garage, WC and large Utility Room. On the first floor is a generous lounge, leading into dining area and modern kitchen. Upstairs the main bedroom has an en suite shower room and there are 2 further bedrooms and a family bathroom. Outside there is a tiered garden with two patio areas for socialising and a lawned area, the rear is accessed from the dining room and the side of the property.

In our opinion, this property is immaculately presented and offers the chance for a truly turn key property. We highly recommend an early viewing of this property which is sold with NO ONWARD CHAIN.



## Hallway

UPVC front door. With radiator and understairs storage. Access to garage.

## Utility Room

Plumbed for automatic washing machine, base unit, stainless steel sink and tiled splashback.

## WC

WC and handbasin.

## Stairs leading to First Floor

## Lounge

Front facing lounge with UPVC window. Overhead light, radiator and laminate flooring. Open access to

## Dining Room

Feature overhead light, radiator and laminate flooring. UPVC doors giving access to rear garden. Open access to

## Kitchen

Range of modern base, drawer and wall units with co-ordinating worktop, stainless steel sink and tiled splashback. Space for fridge/freezer, built in electric oven, gas hob and extractor fan over. UPVC window overlooking the rear of the property.

## Study

Front facing room with UPVC window

## Stairs to Second Floor

## Bedroom One

With built in cupboard, radiator, overhead light and front facing UPVC window.

## En Suite Bathroom

WC, shower enclosure and handbasin and vanity unit. Part tiled and extractor fan.

## Bedroom Two

Rear facing UPVC window, radiator and overhead light.

## Bedroom Three

Rear facing UPVC window, radiator and overhead light.

## Bathroom

3 piece bathroom suite with bar mixer shower over the bath. Part tiled and shower wall.

## Outside

Hard landscaped front with parking.

Tiered garden at rear with hard landscaped areas and lawn. Gated path to side of property

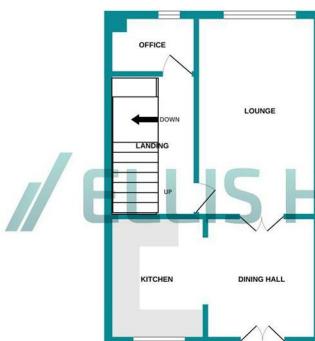
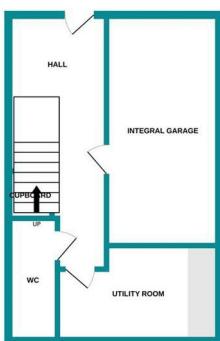
## Garage

Integral garage with up and over door and access from the hallway.

## Directions

What Three Words  
across.deep.arch

GROUND FLOOR 359 sq.ft. (33.3 sq.m.) approx. 1ST FLOOR 356 sq.ft. (33.1 sq.m.) approx. 2ND FLOOR 356 sq.ft. (33.1 sq.m.) approx.



## Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		76
(69-80) C		
(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

TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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