



## 62 Lady Ediths Avenue

Newby, Scarborough, YO12 5RB

Guide Price £325,000



3



1



2



# 62 Lady Ediths Avenue

Newby, Scarborough, YO12 5RB

Guide Price £325,000



## Property Description

Located on Lady Ediths Avenue, Scarborough, this well-presented detached home occupies a sought-after residential position popular with family buyers. The property is well placed for access to local schools, transport links, amenities and Scarborough town centre, with both the North and South Bay beaches also within easy reach.

The accommodation has a welcoming entrance leading to a dual aspect lounge, dining room, kitchen/diner and cloakroom/utility room. To the first floor are two double bedrooms with built-in storage, a further single bedroom and a family bathroom fitted with a separate shower enclosure and underfloor heating. In our opinion, the layout provides practical and flexible living space suited to modern family requirements. The property also benefits from UPVC windows, new installed combi boiler, ladder access to a boarded loft with light and velux windows and feature original stained glass windows in hallway and lounge.

Externally, the property benefits from off-road parking and a garage with electric door. The front garden is laid mainly to lawn with a seating area, while the enclosed rear garden has been hard landscaped to provide a low-maintenance seating area with mature planted borders. The property is ideally suited to family purchasers seeking a ready-to-move-into home in a convenient and established location, and early viewing is recommended.

Call our friendly sales team on 01723 350077 to arrange a viewing.

## Lounge

21'1" x 11'0" (6.44 x 3.36)

## Dining Room

11'6" x 11'1" (3.53 x 3.39)

## Kitchen

11'6" x 10'0" (3.53 x 3.05)

## WC/Utility Room

## Bedroom 1

13'10" x 11'1" (4.22 x 3.39)

## Bedroom 2

12'1" x 11'4" (3.69 x 3.47)

## Bedroom 3

9'0" x 7'11" (2.75 x 2.43)

## Bathroom

11'6" x 10'0" (3.53 x 3.05)

## Outside

With private driveway leading to garage with electric door. At the front of the property is a lawn with mature borders and a hard landscaped seating area. At the rear of the property there is a covered patio area and steps up to a further seating area with mature border, water feature and storage.

## 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.

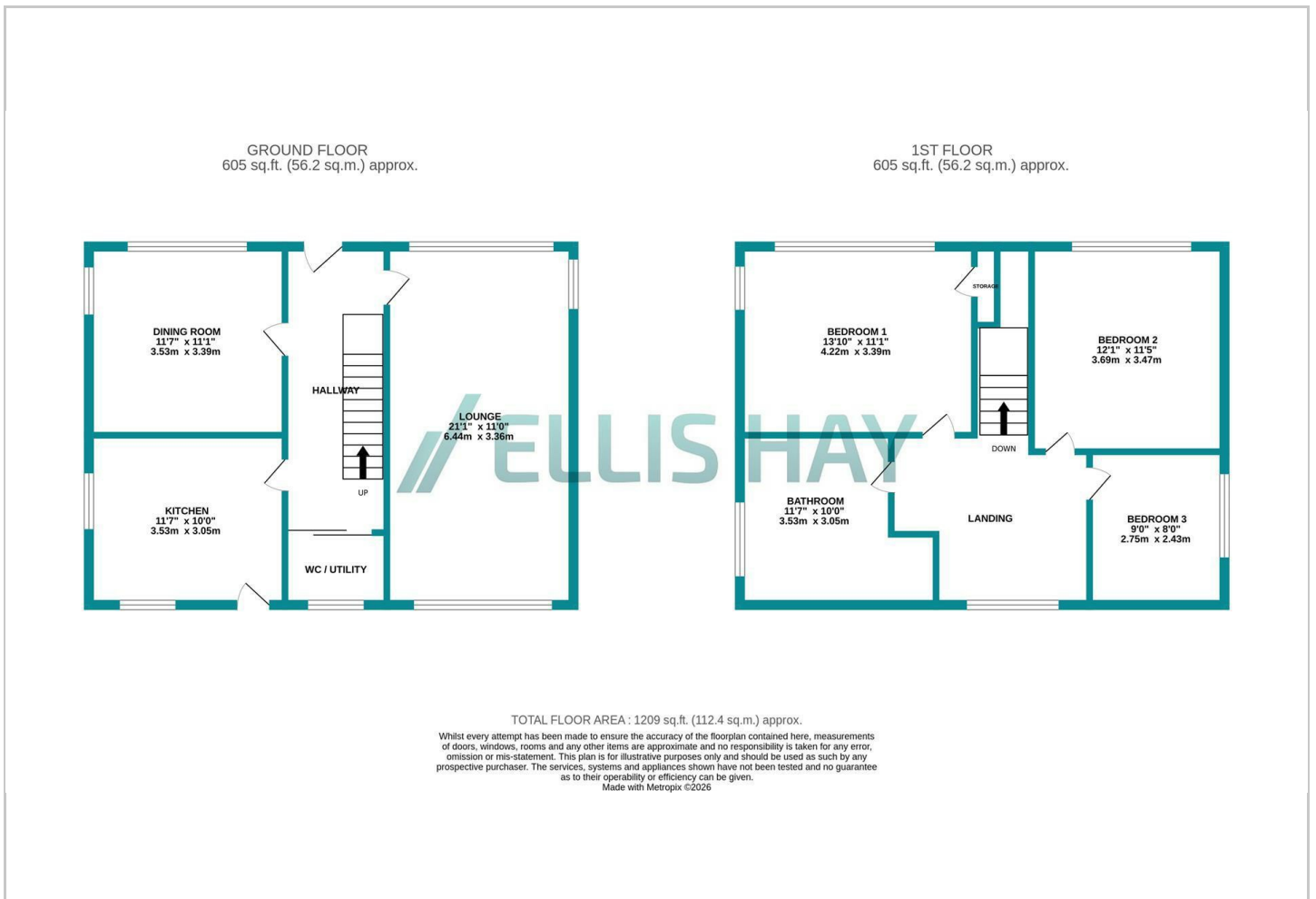
Tel: 01723 350077



## Hybrid Map



## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.