



18 Holly Walk

Northstead, Scarborough, YO12 6LS

Guide Price £130,000



Situated on the popular Holly Walk, this three-bedroom mid-terrace home enjoys a convenient location within easy reach of some of Scarborough's most attractive amenities. Peasholm Park, the North Bay, and scenic coastal walks are all close by, while Northstead Community Primary School and a range of local shops and services add to the practicality of the setting.

The accommodation is well laid out and offers good proportions throughout. On the ground floor there is a kitchen/diner together with a generous lounge, creating a versatile living space. Upstairs, there are three bedrooms of a good size along with a family bathroom. To the rear, the property benefits from a private garden mainly laid to lawn.

Available with no onward chain, this home represents an excellent opportunity for a buyer seeking spacious accommodation in a well-regarded area, with plenty of scope to place their own stamp on it.

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



Front Entrance

Steps to UPVC door with storm porch over.

Hallway

Overhead light and radiator

Lounge 15'8" x 13'3" (4.8 x 4.04)

Front aspect room with bay fronted window, overhead light and wall mounted gas fire.

Kitchen/Diner 16'8" x 6'11" (5.1 x 2.12)

Range of wall, base and drawer units. worktop and stainless steel sink unit. Space for free standing cooker., fridge/freezer and plumbing for automatic washing machine. Window overlooking the rear and door providing access.

Bedroom 1 10'1" x 9'10" (3.09 x 3.01)

Front facing room with overhead light and radiator.

Bedroom 2 10'5" x 9'2" (3.19 x 2.81)

Rear facing bedroom with overhead light and radiator

Bedroom 3 8'10" x 6'11" (2.71 x 2.12)

Rear facing bedroom with overhead light and radiator

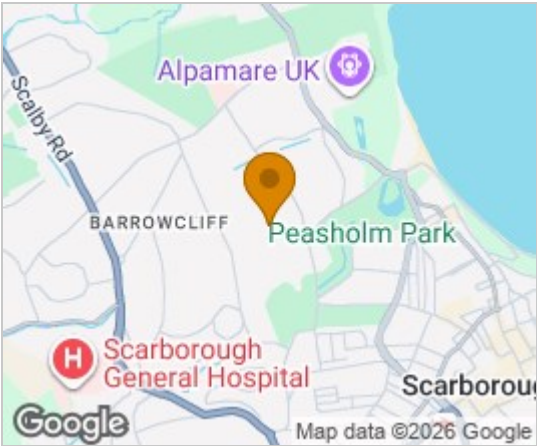
Family Bathroom 7'11" x 7'11" (2.43 x 2.43)

3 piece bathroom wuite with electric shower over the bath. Frosted window, overhead light and radiator.

Outside

To the front of the property is a hard landscaped area. Access to the rear from the side of the house to the enclosed garden, mainly laid to lawn.

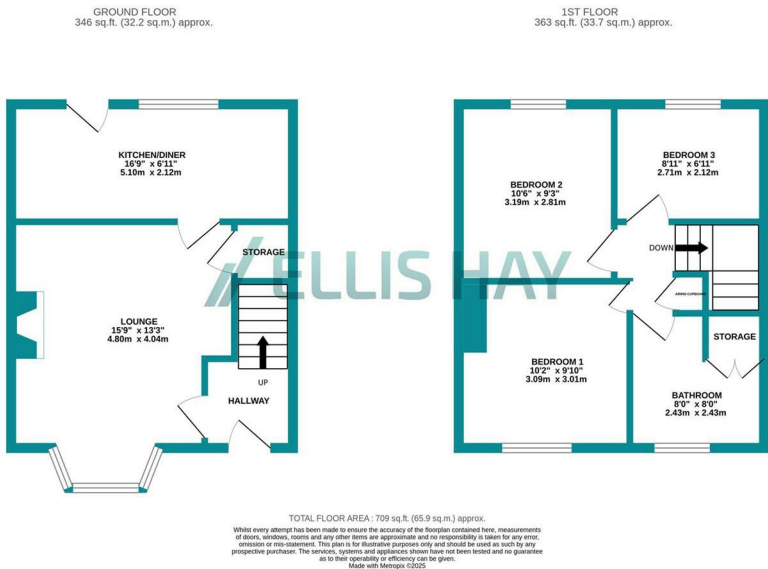
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property