1 Cornelian Close, Scarborough YO11 3AH

Offers in the Region Of £190,000
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Scarborough YO11 3AH

❖ Generous Well Presented Semi Detached Bungalow
❖ Two Bedrooms + Substantial Boarded Loft Room
❖ Modern Kitchen & Bathroom + Conservatory
❖ Corner Plot with Secluded South/West Facing Garden
❖ Secluded South Cliff/Cul-de-Sac Location

+++This DECEPTIVELY SPACIOUS, SEMI DETACHED BUNGALOW is set on impressive corner plot within a peaceful secluded cul-de-sac on Scarborough’s South Cliff with a private SOUTH?WEST FACING rear garden +++

The generous, well-proportioned accommodation briefly comprises of an entrance hall to the side with stairs to the first floor level and doors to a generous bow fronted lounge, Generous modern kitchen with door leading to the conservatory at the rear of the property which overlooks and leads out into the rear garden. To the ground floor is also a substantial master bedroom with fitted wardrobes, a second double bedroom and a modern, spacious house bathroom with four piece suite. To the first floor is also a 22’ (6.8m) boarded loft room/hobbies room/occasional bedroom with door leading to a separate w/c. Outside the property is set on a generous but low maintenance corner plot which is mainly gravelled and planted with paved patio to the lower level. The property to the front has a driveway leading to the integral garage and to the side of the property double gates lead to a further off street parking area.

‘In our opinion’ the property is offered to the market in excellent order having been updated and well maintained by the current vendors including having solar panels fitted which provide free hot water and an annual rebate of approximately £300 - £400 per annum. plus a modern kitchen and bathroom, gas heating via a modern combination boiler and uPVC double glazing. The property is also well finished with modern neutral decoration throughout.

Internal viewing is highly recommended to fully appreciate the space, setting and finish on offer from this well presented home. To arrange your viewing please call the office on 01723 352235 or via the website on 01723 352235.
ACCOMMODATION

GROUND FLOOR

Entrance Hall
With double glazed entrance door and window to the side, stairs to the first floor and doors to:
Lounge
17' 5'' x 11' 10'' (5.3m x 3.6m) With double glazed bow window to the front and inset modern living flame effect, remote controlled gas fire.
Kitchen
15' 5'' x 8' 2'' (4.7m x 2.5m) Fitted with modern matching range of wall and base units with work surfaces over, one and a half bowl sink with separate water filter tap, electric cooker point with extractor hood over, space for fridge and freezer, plumbing for washing machine and dishwasher, 'Oak' wood flooring

Conservatory
13' 5'' x 10' 10'' (4.1m x 3.3m) Double glazed windows to the rear and side overlooking the rear garden and double glazed double patio doors.

Bedroom One
18' 8'' x 9' 10'' (5.7m x 3.0m) With duel aspect double glazed windows to the front and side, built in wardrobes and spotlights to the ceiling.

Bedroom Two
10' 10'' x 8' 2'' (3.3m x 2.5m) With double glazed double patio doors leading out into the rear garden, built in understairs cupboard and further built in cupboard/wardrobe.

Bathroom
10' 2'' max x 8' 10'' (3.1m x 2.7m) Fitted with a modern white four piece suite comprising step in shower with 'Mira' electric shower over, panelled bath, vanity wash hand basin and low flush w/c. Two double glazed windows to the rear.

FIRST FLOOR

Hobbies/Loft Room
22' 4'' x 9' 10'' (6.8m x 3.0m) With double glazed window to the side and two double glazed 'Velux' windows to the rear, wall mounted combination boiler, Door to:

Separate W/c
9' 10'' x 4' 3'' (3.0m x 1.3m) Fitted with a low flush w/c, wash hand basin, double glazed 'Velux' windows to the rear and access to boarded eaves loft space.

Outside
To the front of the property is a gravelled and planted garden plus driveway leading to the garage. There is also a path leading down the side of the property to the front door and into the rear garden. To the rear and side of the property are South/West facing low maintenance gravelled and planted gardens with and upper and lower level also with a paved patio to the lower level. There is also double gates access to further off street parking area.

Integral Garage
The garage has an up and over door, light and power points and overhead storage.

Details Prepared:
PF/070519
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.  C132