



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



OFFERS IN REGION OF £170,000
 11 SHIRE CLOSE, EASTFIELD, SCARBOROUGH, YO11 3YZ

- Recently Modernised
- Large Plot
- Three Bedrooms
- No Onward Chain

RECENTLY UPDATED AND MODERNISED THROUGHOUT WITH NEW KITCHEN, BATHROOM, FLOOR COVERINGS AND PLASTERING. SITUATED ON A LARGER THAN AVERAGE PLOT WITH A GENEROUS REAR GARDEN OFFERING THE POTENTIAL FOR A LARGE GARAGE WITH THE NECESSARY PERMISSIONS, READY TO MOVE INTO WITH NO ONWARD CHAIN.

TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





Property Description

This well-presented property when briefly described comprises entrance hall, open plan lounge diner with windows to the front and patio doors to the rear, modern recently installed kitchen. On the first floor are three bedrooms and a modern bathroom suite. Large gardens to the rear of the property with driveway to the front.



GROUND FLOOR

ENTRANCE HALL

LOUNGE AREA
15' 3" x 12' 4" (4.65m x 3.76m)

DINING AREA
9' 2" x 7' 8" (2.79m x 2.34m)

KITCHEN
9' 2" x 7' 10" (2.79m x 2.39m)

FIRST FLOOR

LANDING

BEDROOM
13' 5" x 8' 4" (4.09m x 2.54m)

BEDROOM
11' x 6' 9" (3.35m x 2.06m)

BEDROOM
8' 10" x 6' 10" (2.69m x 2.08m)

BATHROOM

OUTSIDE

GARDENS