



## STEPNEY CLOSE, YO12 5DN

Two bedroom purpose built ground floor freehold flat, own private entrance, UPVC windows, garage, garden. Cul-de-sac location, well regarded area.

Price for freehold  
***REDUCED TO*** £120,000



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## STEPNEY CLOSE, SCARBOROUGH

**Two bedroom ground floor freehold flat with garden and garage. One of only two flats in a detached purpose built building. The property is situated within a cul de sac in a regarded suburb location. The accommodation comprises rear facing lounge with gas fire, kitchen with built in appliances and breakfast bar, two double bedrooms and bathroom. Economy 7 electric heating. UPVC windows own private entrance, communal drive to one of two garages. Own enclosed garden.**

***DIRECTIONS: From Stepney Drive turn up Stepney Close at the top bear right this property is then shortly on the right hand side.***

**COVERED SIDE ENTRANCE** Door into

**ENTRANCE VESTIBULE** Door to

**ENTRANCE HALL** 'L' shaped, coved ceiling, built-in airing cupboard, further deep built-in cupboard, economy 7 electric heater.

**LOUNGE** (15'9" x 12'3" max) Coved ceiling, wall lights, gas fire, picture window overlooking the rear garden and garage area with wooded backdrop.

**KITCHEN** (11'9" x 7'9") Work tops, base units, wall cupboards including display section, breakfast bar, tall pantry unit, plumbing for automatic washing machine, stainless steel sink unit, wall tiling, inset electric hob, extractor unit over, eye level built-in double oven and grill, space for tall fridge freezer, extractor fan, view over garden.

**BEDROOM 1** (13'3" to rear of fitted wardrobes x 11'9") Coved ceiling, economy 7 electric heater.

**BEDROOM 2** (13'9" x 11') Coved ceiling, economy 7 electric heater.

**BATHROOM** Three piece suite comprising bath, hand basin, wc, shower over bath, wall tiling, economy 7 electric heater, electric shaver socket.

## OUTSIDE

**FRONT** Communal drive to the garage, one of two in the block, vehicle manoeuvring area.

**REAR** Enclosed garden with mature shrubs and wooded backdrop.

**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

### **IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

#### **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.