



colin ellis

Mount Park Avenue, Scarborough, YO12 5HE

Colin Ellis welcome to the market a TWO bedroom SEMI-DETACHED house located just off Falsgrave Road. Offered with TWO reception rooms, an OFFICE, TWO BATHROOMS, DRIVE and a FRONT GARDEN. Close to local amenities and transport links this property is WELL WORTH VIEWING. Offered with NO ONWARD CHAIN.

Offers In The Region Of £170,000



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Briefly comprising of an entrance hall, bay fronted lounge, dining room leading to an office, kitchen and a downstairs modern shower room. The first floor offers two bedrooms and a 'Jack and Jill' bathroom. The front of the property has an enclosed garden, gated drive leading to the rear enclosed yard.

Being located on the popular central Falsgrave area means the property offers excellent access to a wide range of amenities and attractions including access for, North Cliff golf course, 'Alpamare' water park, Open Air Theatre, a choice of pubs/restaurants not to mention Scarborough North bay and the beach. The property also benefits from local schools, colleges, hospital and offers easy transport both in and out of the town itself.

ENTRANCE HALL & VESTIBULE

Wooden door, radiator and stairs to first floor.

LOUNGE

3.9 x 3.7 (12'10" x 12'2")

Coving, power points, uPVC double glazed bay window, gas fire with surround and radiator.

DINING ROOM

3.7 x 3.0 (12'2" x 9'10")

uPVC double glazed window, power points, electric fire with surround and radiator.



KITCHEN

4.7 x 2.9 (15'5" x 9'6")

Range of base, wall and drawer units, wood worktop, tiled splash back, integrated electric oven, hob and grill, space for fridge and freezer, space for washing machine, extractor hood, sink with drainer unit with mixer tap, power points, uPVC double glazed window, uPVC double glazed door and radiator.



OFFICE

2.5 x 2.2 (8'2" x 7'3")

uPVC double glazed window and power points.

DOWNSTAIRS SHOWER ROOM

2.7 x 1.3 (8'10" x 4'3")

Hand basin, WC, shower cubicle with power shower, three uPVC double glazed windows, feature radiator and cupboard housing the Ideal boiler.



BEDROOM ONE

4.0 x 4.0 (13'1" x 13'1")

Two uPVC double glazed windows, power points and radiator.

BEDROOM TWO

3.5 x 3.1 (11'6" x 10'2")

Two uPVC double glazed windows with a sea and castle glimpse, power points and radiator.



JACK & JILL BATHROOM

2.8 x 1.3 (9'2" x 4'3")

Shower cubicle with shower, hand basin, WC and uPVC double glazed window.

OUTSIDE

To the front is a lawned garden with hedged borders and a gated drive. To the rear is a patio and brick built shed.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and appliances are approximate and no responsibility is taken for any errors, omissions or misstatements. They shall be deemed to be approximate only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mount Park Avenue - 18008571
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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