



colin ellis

**Harcourt Avenue,
Scarborough, YO12 4EX**

Located just off Seamer Road in Scarborough this THREE BEDROOM SEMI DETACHED home offers a MODERN KITCHEN, rear garden, three double bedrooms and an OPEN PLAN LIVING and DINING ROOM. This family home is in a GREAT LOCATION with plenty of amenities close by and benefits from a NEW ROOF IN JULY 2025. Viewing is highly recommended.

Offers In Excess Of £160,000

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VESTIBULE

Front door into vestibule with ceiling light, coving and door into entrance hall.

ENTRANCE

Entrance hall with ceiling light, coving, radiator and stairs to first floor.

LIVING ROOM

4.77 x 3.46 (15'7" x 11'4")

Two wall lights, ceiling light, ceiling rose, coving, gas fire with surround, uPVC double glazed bay window, waterproof laminate flooring and radiator.

DINING ROOM

3.95 x 3.56 (12'11" x 11'8")

Coving, ceiling rose, ceiling light, radiator, multi fuel burner with oak beam, uPVC double glazed window, waterproof laminate flooring, under stairs storage area and opening into living room.

KITCHEN/BREAKFAST ROOM

4.95 x 2.96 (16'2" x 9'8")

Modern shaker style kitchen with range of cupboards and drawers, built in dishwasher, built in washing machine, built in fridge freezer, composite sink, space for range cooker, extractor, tiled splash back, uPVC double glazed window, uPVC double glazed door, radiator, inset ceiling spot lights, larder cupboards and cupboard housing boiler.

FIRST FLOOR LANDING

Two ceiling lights and two loft accesses.

BEDROOM ONE

4.60 x 4.75 (15'1" x 15'7")

uPVC double glazed bay window, ceiling light, radiator and second uPVC double glazed window.



BEDROOM TWO

3.95 x 2.94 (12'11" x 9'7")

uPVC double glazed window, radiator and ceiling light.

BEDROOM THREE

3.04 x 2.17 (9'11" x 7'1")

uPVC double glazed window, ceiling light and radiator.

BATHROOM

1.95 x 1.69 (6'4" x 5'6")

Shower cubicle with electric shower, hand basin, uPVC double glazed frosted window, towel rail/radiator, tiled walls, extractor fan and inset ceiling spot lights.

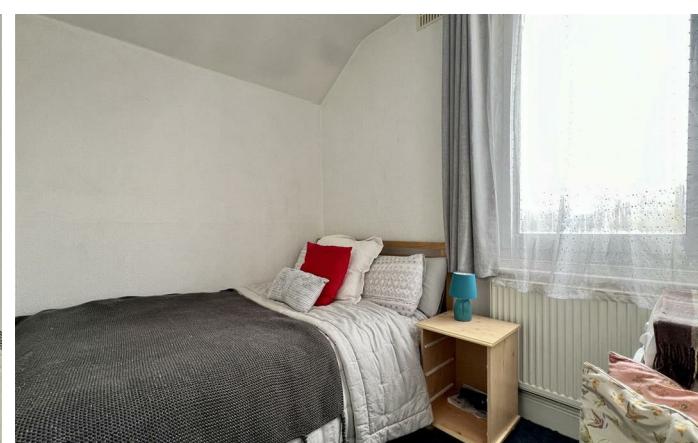
WC

1.37 x 0.84 (4'5" x 2'9")

uPVC double glazed frosted window, WC and ceiling light.

OUTSIDE

To the front is a courtyard entrance with steps leading to the front door. To the side is a shared path leading to the back garden. To the rear is gated access to the rear garden with patio area and shed. The property also had a new roof fitted in July 2025.



GROUND FLOOR
559 sq.ft. (51.1 sq.m) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, neither the measurements of doors, windows, rooms and any other items nor the approximate floorplan are to scale for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not a survey. The agent has not tested any services tested and no guarantee as to their operability or efficiency can be given.
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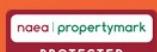
Harcourt Avenue - 18009529

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		85
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Tel: 01723 363565

E-mail: info@colinellis.co.uk

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