



colin ellis

**Briardene Avenue,
Scarborough, YO12 6PL**

Briardene Avenue, located on the North side of Scarborough and within walking distance of the beach is home to this charming bungalow sat on a large plot and offering THREE BEDROOMS, TWO RECEPTION ROOMS and a kitchen diner. Situated in this sought after location this much loved home also benefits from a modern bathroom, a good sized KITCHEN DINER and ample parking leading to a single GARAGE. Viewing is highly recommended.

Guide Price £275,000



ENTRANCE

uPVC double glazed door into porch with wall light and door to hallway.

HALLWAY

Ceiling light, radiator, stairs to first floor and storage cupboard.

LIVING ROOM

3.73 x 5.06 (12'2" x 16'7")

uPVC double glazed bay window, two radiators, electric fire, ceiling light and two wall lights.

DINING ROOM

6.32 x 2.94 (20'8" x 9'7")

uPVC double glazed french doors onto rear decking area, two radiators and two ceiling lights.

KITCHEN DINER

3.34 x 5.91 (10'11" x 19'4")

Fitted kitchen with range of cupboards and drawers, space for washing machine, space for dishwasher, space for cooker, built in extractor fan, two uPVC double glazed windows, alcove storage cupboards, uPVC double glazed door onto side access, inset ceiling spotlights, ceiling light and radiator.

BEDROOM ONE

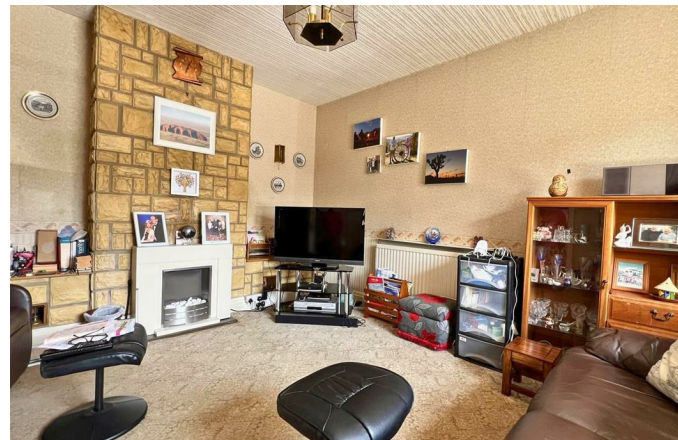
3.22 x 4.35 (10'6" x 14'3")

uPVC double glazed window, radiator, ceiling light and two wall lights.

BATHROOM

1.93 x 2.60 (6'3" x 8'6")

Bath, separate shower cubicle, WC, hand basin, two uPVC double glazed frosted windows, extractor fan, inset ceiling spotlights and towel rail/radiator.



STAIRS TO FIRST FLOOR

Wall light.

BEDROOM TWO

4.87 x 3.09 (15'11" x 10'1")

uPVC double glazed window, ceiling light, radiator and eaves storage.

BEDROOM THREE

3.70 x 2.70 (12'1" x 8'10")

uPVC double glazed window, radiator, sky light and ceiling light.

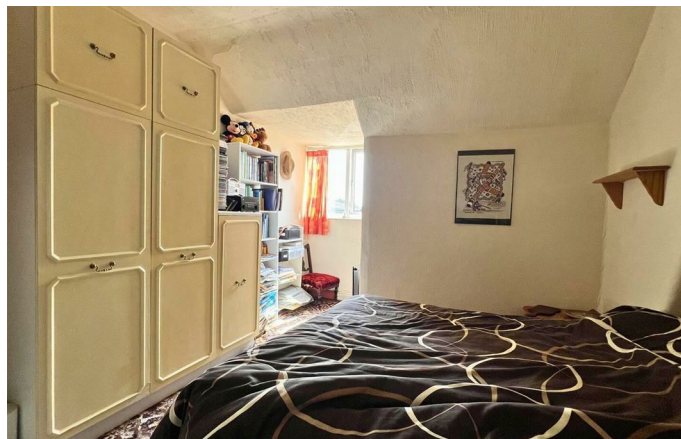
WC

3.02 x 2.34 (9'10" x 7'8")

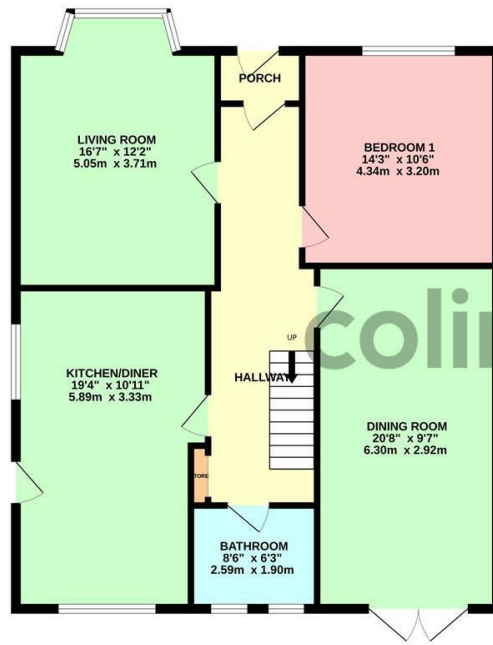
Radiator, sky light, WC, hand basin, ceiling light and door to eaves storage.

OUTSIDE

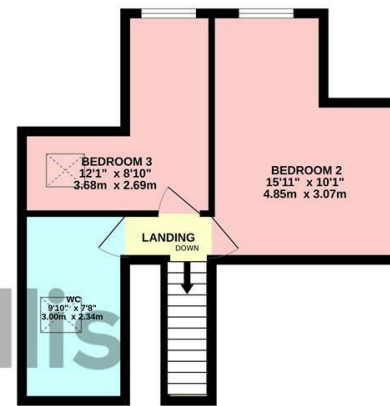
To the front is a garden with a shared driveway with parking. To the side is a shared driveway leading to the rear. At the rear is a large garden with lawn patio, summer house, greenhouse and shed. There is also a god sized garage with power and lighting.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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Briardene Avenue - 18502073

Council Tax Band - D

Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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