

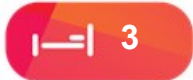


colin ellis

Mount Park Avenue, Scarborough, YO12 5HE

Located close to Falsgrave and walking distance to Scarborough town centre this THREE BEDROOM SEMI DETACHED DORMER BUNGALOW offers great views and outdoor space. Downstairs are TWO RECEPTION ROOMS, a bedroom, bathroom and kitchen and upstairs are two bedrooms, one having a EN-SUITE. In need of some renovation but located in a popular area this home is recommended for viewing.

Guide Price £165,000



ENTRANCE

uPVC double front door into porch with ceiling light and door into hallway.

HALLWAY

Ceiling light, radiator and stairs to first floor.

LIVING ROOM

4.07 x 3.75 (13'4" x 12'3")

Fire surround, coving, ceiling light, uPVC double glazed bay box window and radiator.

RECEPTION ROOM/BEDROOM

3.04 x 3.73 (9'11" x 12'2")

uPVC double glazed window, radiator and ceiling light.

BEDROOM THREE

2.58 x 2.26 (8'5" x 7'4")

uPVC double glazed window, radiator and ceiling light.

KITCHEN

4.54 x 3.61 (14'10" x 11'10")

Fitted kitchen with range of cupboards and drawers, uPVC double glazed window, uPVC double glazed door into conservatory, stainless steel sink, radiator, ceiling light and under stairs storage cupboard/pantry.

CONSERVATORY

3.62 x 1.68 (11'10" x 5'6")

BATHROOM

1.84 x 1.62 (6'0" x 5'3")

Bath with shower over, hand basin, ceiling light and radiator.



WC

1.37 x 0.78 (4'5" x 2'6")

WC, radiator, uPVC double glazed frosted window and ceiling light.

FIRST FLOOR LANDING

Ceiling light.

BEDROOM ONE

4.51 x 5.38 (14'9" x 17'7")

Two uPVC double glazed windows, radiator, eaves access storage, ceiling light and kitchenette.

BEDROOM TWO

2.64 x 4.91 (8'7" x 16'1")

Eaves storage, two uPVC double glazed windows, radiator, ceiling light and door to en-suite.

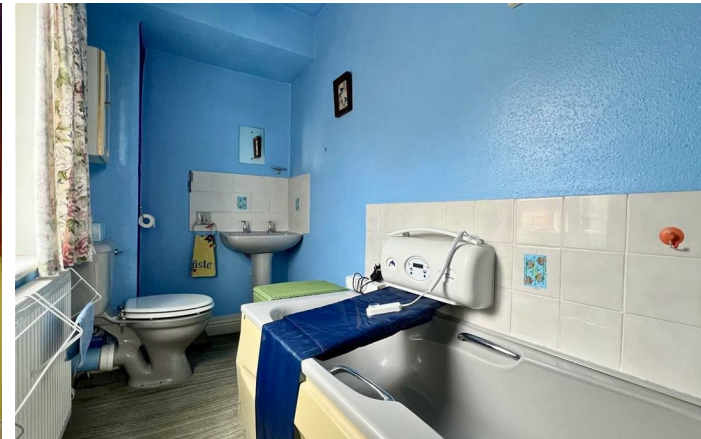
EN-SUITE

2.93 x 1.38 (9'7" x 4'6")

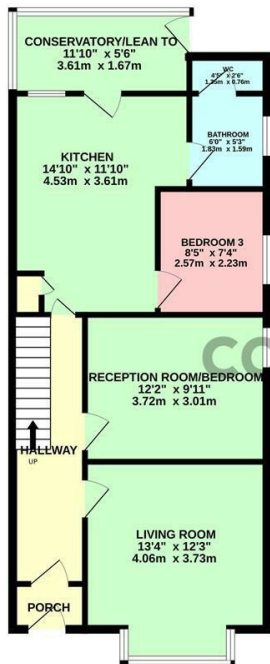
Hand basin, WC, bath, ceiling light, uPVC double glazed window and radiator.

OUTSIDE

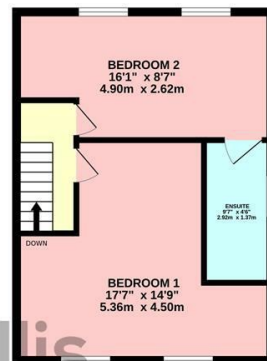
To the front is a low maintenance garden and to the rear is a yard with side access gate and a storage area underneath the conservatory.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance 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 is to their operability or efficiency can be given.
Made with Drawplot ©2004

Mount Park Avenue - 18623168
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		
(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	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk