

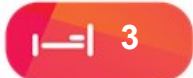


colin ellis

Mount Park Avenue, Scarborough, YO12 5HE

Located close to Falsgrave and walking distance to Scarborough town centre this THREE BEDROOM SEMI DETACHED HOUSE 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.

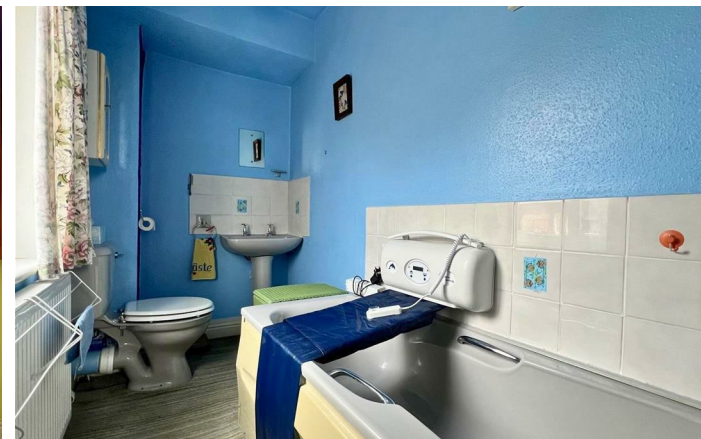
EN-SUITE

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

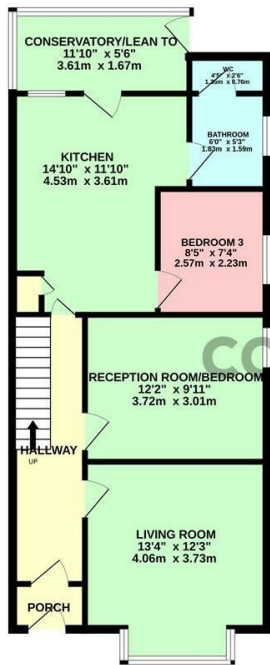
Hand basin, WC, bath, ceiling light, uPVC double glazed window and radiator.

OUTSIDE

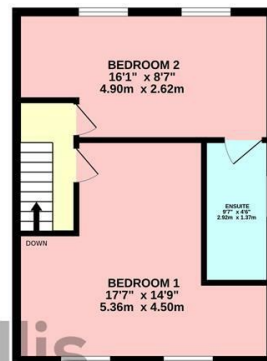
To the front is a low maintenance garden and to the rear is a yard with side access gate and a storage area underneath the conservatory.



GROUND FLOOR



1ST FLOOR



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Mount Park Avenue - 18623168
Council Tax Band - B
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	72	84
(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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