



# colin ellis

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## Weaponness Valley Road, Scarborough, YO11 2JG

Nestled in a quiet residential area of Scarborough, this well-presented 2-bedroom semi-detached bungalow offers comfortable single-level living with the added benefits of an integral garage and a garden.

**Guide Price £210,000**

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## PROPERTY DESCRIPTION

This property briefly compromises of a entrance hall, with a drop down ladder to a boarded out loft, fitted kitchen, living room, two bedrooms and a bathroom. At the rear of the property there is a integral garage and a utility room. Externally there is a rear garden.

## ENTRANCE HALL

### LIVING ROOM

5.23 x 3.40 (17'1" x 11'1")

### KITCHEN

3.04 x 3.01 (9'11" x 9'10")

### BEDROOM

3.68 x 3.43 (12'0" x 11'3")

### BATHROOM

1.93 x 1.61 (6'3" x 5'3")

### BEDROOM

2.46 x 2.95 (8'0" x 9'8")





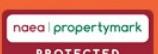
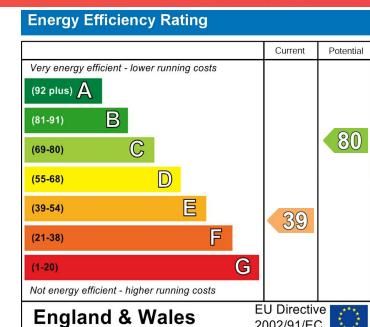


**Weaponness Valley Road - 18709184**

## **Council Tax Band - C**

## 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.



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