



colin ellis

## Hillcrest Avenue, Scarborough, YO12 6RQ

Located in a quiet and desirable residential area, this well-maintained 3-bedroom semi-detached bungalow on Hillcrest Avenue offers comfortable and versatile living just a short distance from Scarborough's town centre, local amenities.

Guide Price £250,000





## PROPERTY DESCRIPTION

This property briefly comprises of a spacious living room, kitchen leading to a sun room. Dining Room, family bathroom and bedroom. To the first floor of the property there is a bedroom, office and a wc. Externally there is parking and a rear garden.

### LIVING ROOM

3.61 x 5.34 (11'10" x 17'6")

### KITCHEN

2.06 x 4.01 (6'9" x 13'1")

### SUN ROOM

1.25 x 4.35 (4'1" x 14'3")

### DINING ROOM

2.99 x 2.66 (9'9" x 8'8")

### BEDROOM

3.60 x 3.67 (11'9" x 12'0")

### BATHROOM

1.76 x 1.78 (5'9" x 5'10")

### BEDROOM

3.66 x 5.00 (12'0" x 16'4")

### WC

1.37 x 1.26 (4'5" x 4'1")

### OFFICE

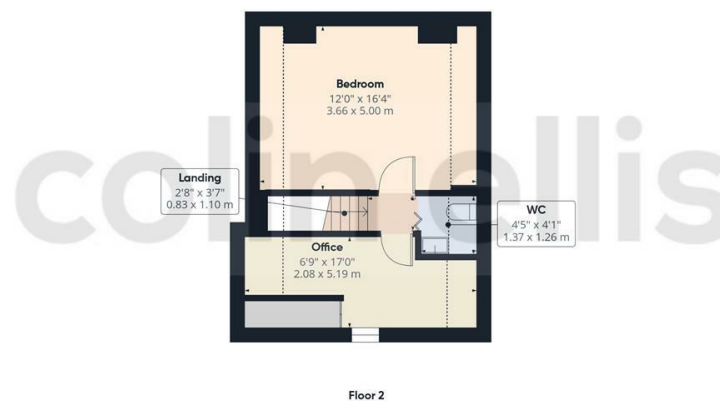
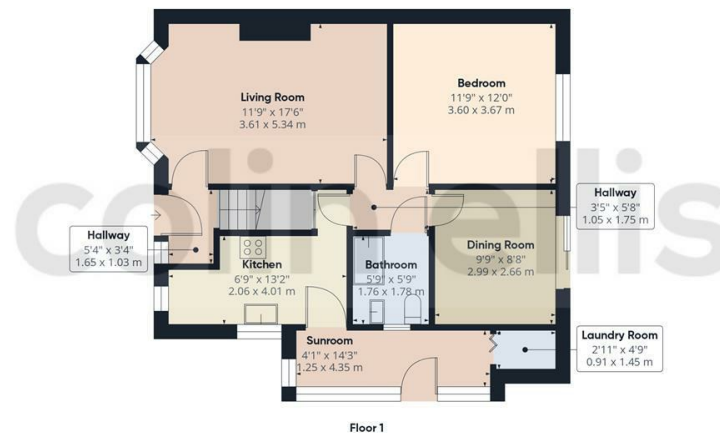
2.08 x 5.19 (6'9" x 17'0")











Approximate total area<sup>(1)</sup>

1005 ft<sup>2</sup>  
93.6 m<sup>2</sup>

Reduced headroom

76 ft<sup>2</sup>  
7.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Hillcrest Avenue - 18698497

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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