



colin ellis

West Park Avenue, Scarborough, YO12 6HH

This lovely three-bedroom semi-detached property is ideal for families or those looking to move straight in without the need for renovation. The home is filled with natural light, creating a bright and airy feel throughout.

The ground floor features a living room, a modern fitted kitchen, which opens onto a sun room, perfect as a dining area or additional lounge space. From here, doors lead out to the low-maintenance paved garden, designed for easy upkeep and a handy outside utility area currently houses the washing machine. Upstairs, there are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from a driveway offering off-road parking, a garage, and a low-maintenance front garden.

This is a wonderful opportunity to purchase a bright, well-maintained home in a sought-after area.

Guide Price £205,000



LIVING ROOM

3.80 x 3.25 (12'5" x 10'7")

LIVING ROOM

2.33 x 1.51 (7'7" x 4'11")

KITCHEN

2.75 x 3.02 (9'0" x 9'10")

SUN ROOM

2.71 x 3.08 (8'10" x 10'1")

BEDROOM

3.56 x 2.70 (11'8" x 8'10")

BEDROOM

2.96 x 3.06 (9'8" x 10'0")

BEDROOM

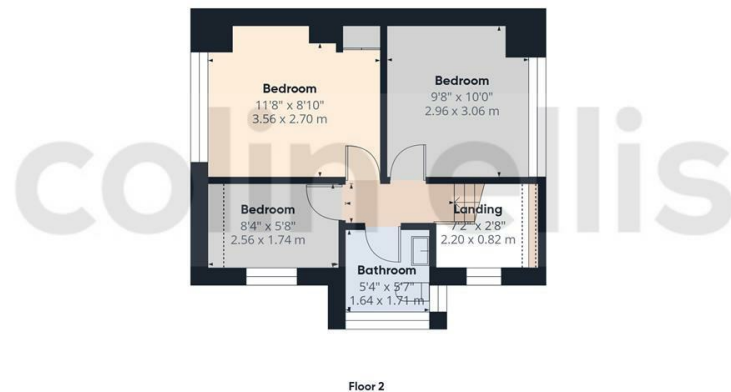
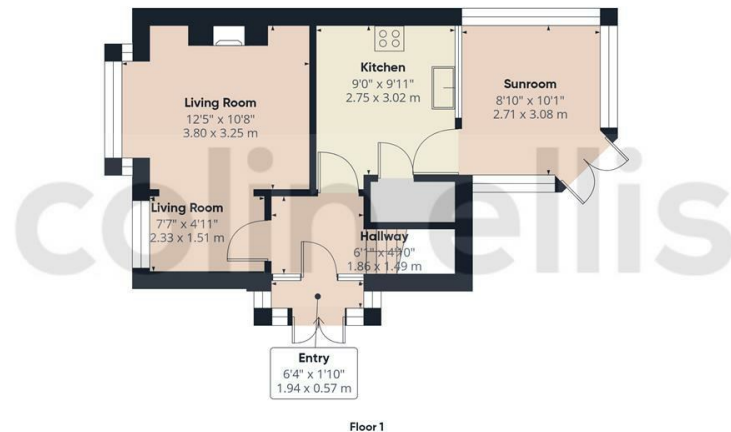
2.56 x 1.74 (8'4" x 5'8")

BATHROOM

1.64 x 1.71 (5'4" x 5'7")







Approximate total area^m
726 ft²
67.4 m²

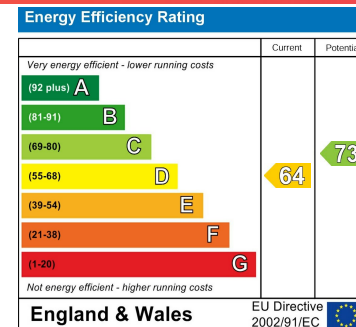
Reduced headroom
5 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



West Park Avenue - 18733573
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.



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