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4 Hillcrest Avenue, Scarborough

Guide Price £200,000





## 4 Hillcrest Avenue

Scarborough, Scarborough

- POPULAR HILLCREST AVENUE LOCATION CLOSE TO NORTH BAY & SCALBY MILLS
- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- OPPORTUNITY TO ADD EN-SUITE TO BEDROOM 2
- IDEAL RENOVATION OPPORTUNITY
- FRONT & REAR GARDENS

Located on the charming Hillcrest Avenue in Scarborough, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Just a short stroll away from the picturesque North Bay, Peasholm Park, and the renowned North Cliff Golf Course, this property is ideally situated for those who appreciate the beauty of coastal living.

Upon entering, you will find a spacious open-plan lounge and dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The bungalow features two well-proportioned bedrooms, providing ample space for rest and privacy. The potential to add an ensuite to the second bedroom on the first floor presents an exciting opportunity for those looking to personalise their home.

The property boasts low-maintenance front and rear gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. This makes it an ideal choice for those looking to downsize or for anyone seeking a renovation project to make their own.

With its prime location and versatile living spaces, this bungalow is a wonderful opportunity for anyone looking to embrace a relaxed lifestyle in Scarborough. Whether you are a first-time buyer, a retiree, or simply seeking a peaceful retreat, this property is sure to meet your needs.







## ACCOMMODATION

### GROUND FLOOR

#### Living/Dining Room

Dimensions: 5.9 x 5.8 max (19'4" x 19'0" max).

#### Kitchen

Dimensions: 2.3 x 2.7 max (7'6" x 8'10" max).

#### Side Porch

Dimensions: 2.0 x 0.9 max (6'6" x 2'11" max).

#### Bathroom

Dimensions: 1.8 x 1.8 max (5'10" x 5'10" max).

#### Bedroom 1

Dimensions: 3.1 x 4.0 max (10'2" x 13'1" max).

#### Front Porch

Dimensions: 0.9 x 1.6 max (2'11" x 5'2" max).

### FIRST FLOOR

#### Bedroom 2

Dimensions: 7.7 x 3.7 max (25'3" x 12'1" max).

#### WC

Dimensions: 2.1 x 1.9 max (6'10" x 6'2" max).

#### Externally

To the front of the property lies a planted front courtyard style garden with path leading to the front door. To the rear of the property lies a rear yard which mainly paved.

#### Details Prepared

AB280725

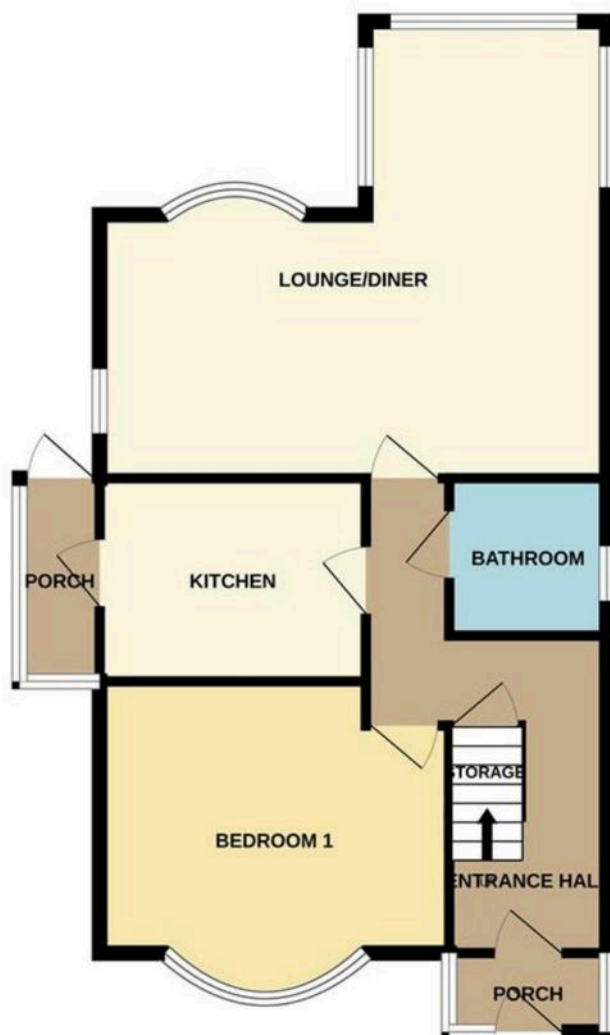
#### HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

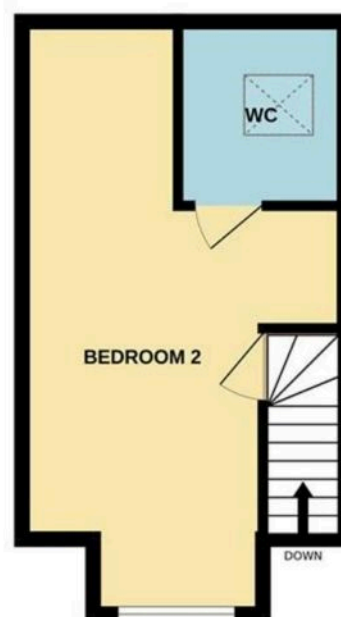




GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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