



colin ellis

Alexander Avenue, Scarborough, YO13 9EX

A two bedroom semi detached bungalow situated in the popular village of East Ayton, offering well proportioned single storey accommodation together with driveway parking, gardens and a detached outbuilding. The property would benefit from a programme of updating, giving the purchaser an excellent opportunity to modernise and create a home to their own taste.

Guide Price £165,000



PROPERTY DESCRIPTION

The accommodation is entered via a central hallway providing access to the principal rooms. The living room is a particularly generous reception space, enjoying plenty of natural light from the large front facing window. The kitchen is positioned to the rear of the bungalow and is fitted with a range of wall and base units, work surfaces and tiled splashbacks. A window overlooks the rear and a separate external door provides convenient access outside.

There are two bedrooms, both offering good usable space. The bathroom comprises a bath with shower over, pedestal wash basin and WC.

Externally, the bungalow is set back from the road behind a low maintenance front garden with a mature tree, while a driveway to the side provides off road parking and leads towards a detached outbuilding at the rear. To the rear is an enclosed garden, predominantly laid to lawn with established borders and fencing to the boundaries, providing a manageable outside space.

Overall, the property offers an appealing opportunity for buyers seeking a bungalow in East Ayton, with the combination of two bedrooms, driveway parking, gardens and useful additional storage, while allowing plenty of scope for cosmetic improvement and personalisation.

LIVING ROOM

5.15 x 3.33 (16'10" x 10'11")

KITCHEN

2.79 x 3.61 (9'1" x 11'10")

BEDROOM

3.81 x 3.31 (12'5" x 10'10")

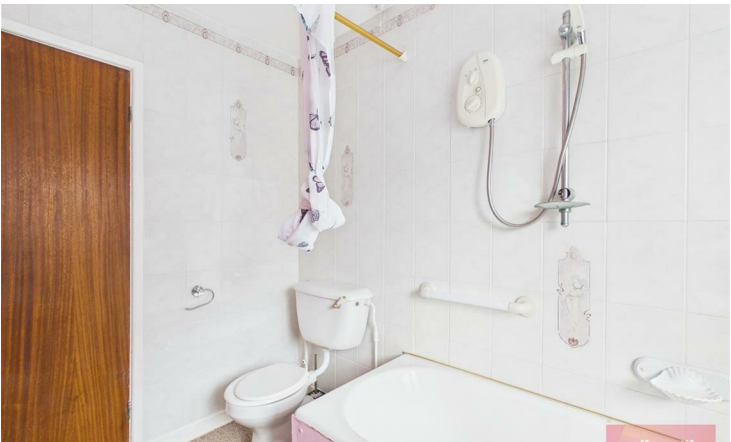
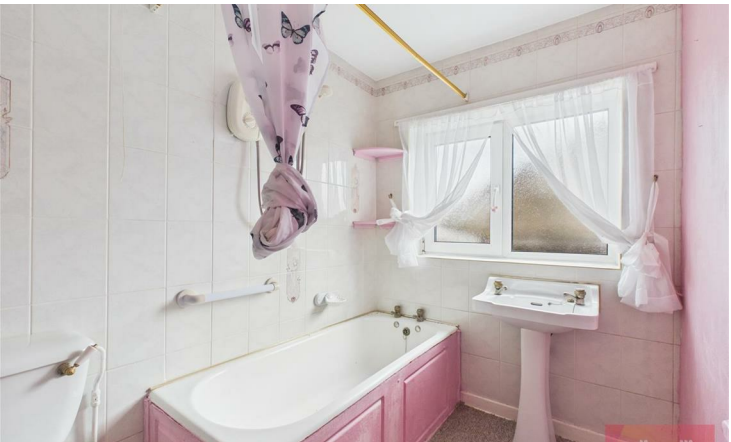
BEDROOM

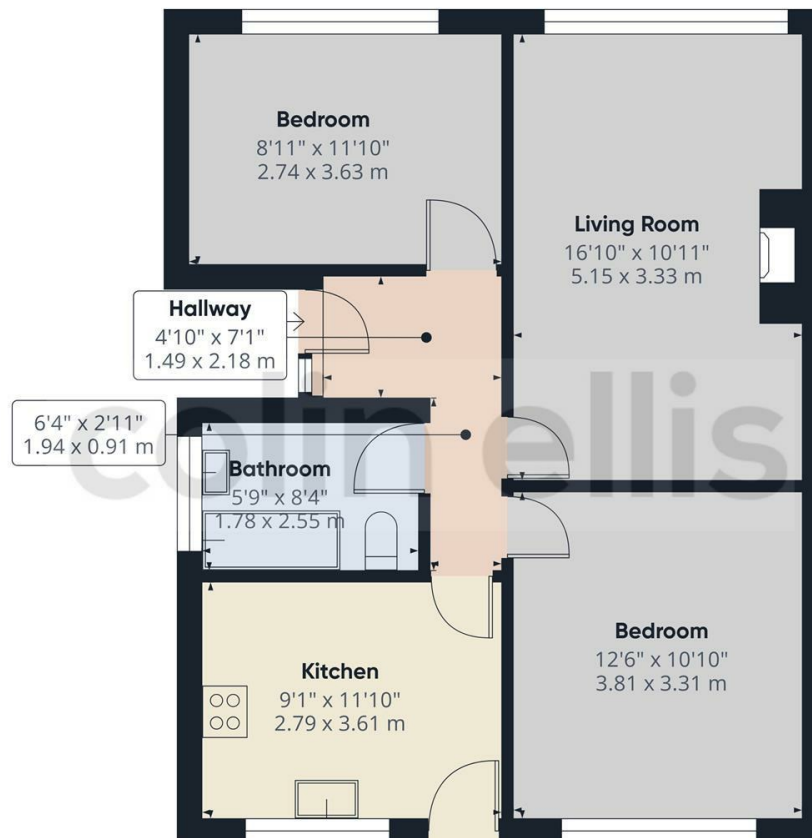
2.74 x 3.63 (8'11" x 11'10")

BATHROOM

1.78 x 2.55 (5'10" x 8'4")







Approximate total area⁽¹⁾
648 ft²
60.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Alexander Avenue - 18669251

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		
(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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