



colin ellis

Tennyson Avenue, Scarborough, YO12 7RE

A spacious four-bedroom semi-detached property occupying a popular residential location within Scarborough and offering excellent potential.

The property features an attractive traditional brick-built frontage with bay windows and a walled forecourted entrance, providing a welcoming approach to the home. Internally, the property offers generous accommodation throughout, making it an ideal opportunity for purchasers looking to create a wonderful long-term family home. While the house would now benefit from refurbishment in places, it offers plenty of scope for improvement and personalisation.

Early viewing is recommended to appreciate the size and possibilities on offer.

Guide Price £160,000



4



1



2



EPC

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PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway, bay-fronted living room, separate dining room and kitchen to the ground floor. To the first floor are four bedrooms, a family bathroom and separate WC. Externally, the property benefits from an enclosed rear yard.

Conveniently located for local amenities, schools, transport links and Scarborough town centre, the property is offered with no onward chain and is likely to appeal to families, investors and buyers seeking a property with potential.

LIVING ROOM

3.63 x 4.22 (11'10" x 13'10")

DINING ROOM

3.95 x 4.26 (12'11" x 13'11")

KITCHEN

3.06 x 4.17 (10'0" x 13'8")

BEDROOM

3.98 x 3.38 (13'0" x 11'1")

BEDROOM

4.32 x 2.69 (14'2" x 8'9")

BEDROOM

2.61 x 2.24 (8'6" x 7'4")

BEDROOM

2.12 x 2.37 (6'11" x 7'9")

BATHROOM

2.13 x 1.57 (6'11" x 5'1")

WC

0.75 x 1.40 (2'5" x 4'7")







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Tennyson Avenue - 18200121
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.

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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