



colin ellis

West Park Avenue, Scarborough, YO12 6HH

This three bedroom semi detached home offers an excellent opportunity for those looking for a project. Situated in a popular residential area, the property is in need of full renovation but provides fantastic potential to create a comfortable family home.

This property is ideal for investors, developers, or buyers wanting to put their own stamp on a home. With vision and refurbishment, it could become a stylish and comfortable residence in a sought-after location.

Guide Price £135,000



PROPERTY DESCRIPTION

Ground Floor:

- Entrance hall leading to the main living spaces.
- Spacious front living room with box bay window, offering plenty of natural light.
- Good-sized kitchen/diner with access to the garden.

First Floor:

- Three bedrooms (two doubles and one single).
- Family bathroom with three-piece suite.

Outside:

- Front garden with mature shrubs and boundary wall.
- Generous side and rear garden, with scope for landscaping.
- Driveway providing off-street parking.

Additional Information:

- In need of full modernisation throughout.
- Excellent potential to add value.

LIVING ROOM

3.26 x 4.50 (10'8" x 14'9")

KITCHEN

3.89 x 2.97 (12'9" x 9'8")

BEDROOM

3.50 x 2.65 (11'5" x 8'8")

BEDROOM

2.99 x 3.06 (9'9" x 10'0")

BEDROOM

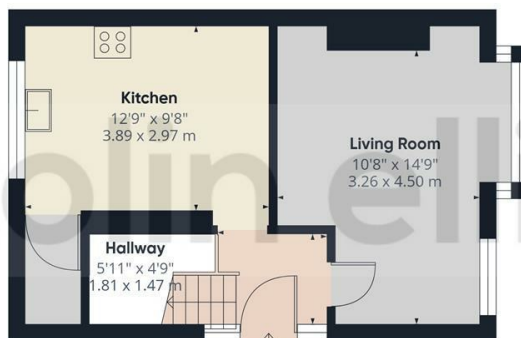
2.55 x 1.78 (8'4" x 5'10")

BATHROOM

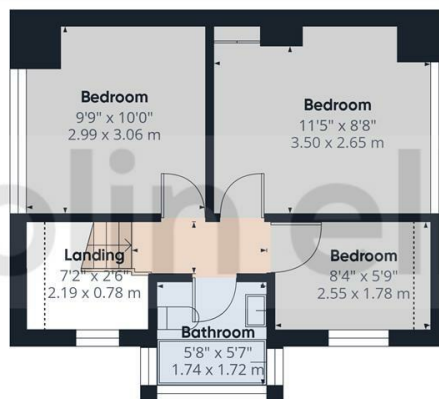
1.74 x 1.72 (5'8" x 5'7")







Floor 1



Floor 2



Approximate total area^m

674 ft²

62.8 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.

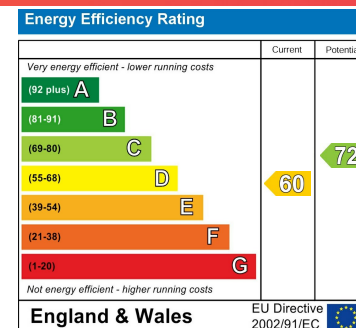
GIRAFFE360

West Park Avenue - 18727733

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.



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