



colin ellis

Alexander Avenue, Scarborough, YO13 9EX

Located in the popular village of Easy Ayton this detached much loved home is offered with no onward chain and is in good order throughout. With gardens to the front and back and generous sized rooms inside this home is close to local shops and school as well as being on the edge of the National Park. The property benefits from gas central heating and double glazing and viewing is highly recommended.

Guide Price £239,950



ENTRANCE HALL

Feature ornamental glass uPVC double glazed doors, into hallway with ceiling light, phone point, radiator with C.H. thermostat control, under stairs cupboard with electric meter.

LOUNGE

4.68 x 3.55 (15'4" x 11'7")

Feature fire surround having marble back and hearth, gas fire, coved ceilings, with ornamental ceiling rose, ceiling light, tv point, built in alcove cupboard, radiator with thermostatic valve, uPVC double glazed window with colored and leaded top lights, fitted vertical blind, porthole window with colored and lead glass.

DINING ROOM

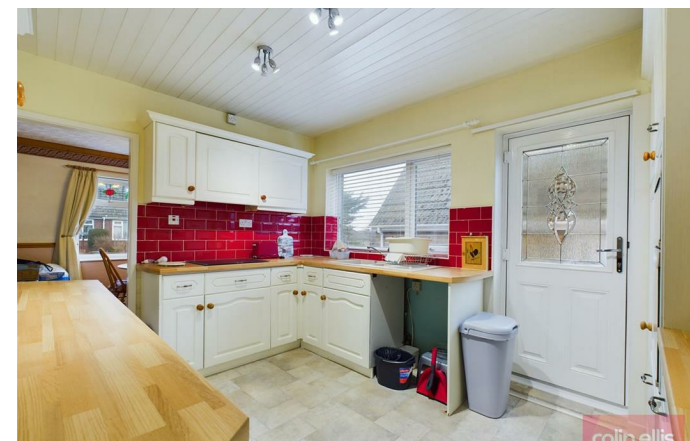
2.97 x 2.80 (9'8" x 9'2")

Coved ceiling, ceiling light, double radiator with thermostatic valve, uPVC double glazed window with colored top lights and vertical blinds.

KITCHEN

3.71 x 2.81 (12'2" x 9'2")

Franke sink unit with bristan mixer tap, range of base cream wall and drawer units some with glazed front, integrated electric double oven, and induction hob, space for fridge and freezer, plumbing for a washing machine and dishwasher, wood effect open work surface with metro brick effect tiled splash back, paneled ceilings with spotlights, cupboard housing Worcester boiler, double radiator with thermostatic valve, uPVC double glazed window with blind and composite double glazed door to side.



BATHROOM

2.97 x 1.90 (9'8" x 6'2")

White three piece suite with low flush wc, cabinet with integrated sink with mixer tap, tiled splash back, paneled bath with wet walling, mira sport electric shower, double radiator, paneled ceiling, ceiling spotlight, extractor fan, uPVC double glazed window with frosted glass.

BEDROOM ONE

2.99 x 4.47 (9'9" x 14'7")

Coved ceiling, ceiling light, double radiator with thermostatic valve, tv point, uPVC double glazed window with fitted blind.

LANDING

Ceiling light, side loft access, walk in airing cupboard housing cylinder tank, shelving storage and further loft access.

BEDROOM TWO

4.16 x 3.35 (13'7" x 10'11")

Ceiling light, radiator with thermostatic valve, uPVC double glazed window with fitted blind.

BEDROOM THREE

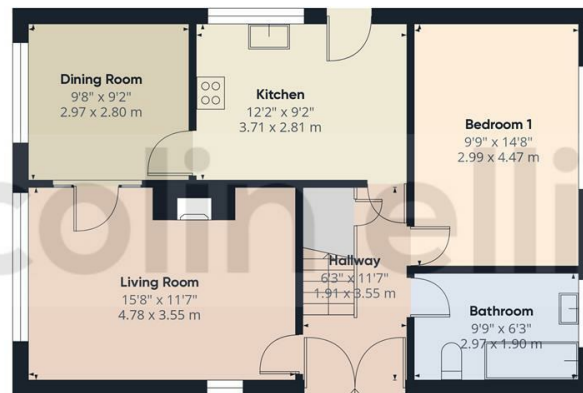
2.99 x 3.34 (9'9" x 10'11")

Fitted double wardrobe with cupboard shelving to side, radiator with thermostatic valve, ceiling light, uPVC double glazed window with fitted blind.

OUTSIDE

Driveway with parking for about three cars, detached brick garage with automatic door, power, light and window. To the front of the property is a low ornamental brick wall and shaped lawn with borders. To the rear is a enclosed west facing lawn, patio area, borders, timber fence and gates to both sides.





Floor 1



Floor 2



Approximate total area*
1005.13 ft²
93.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

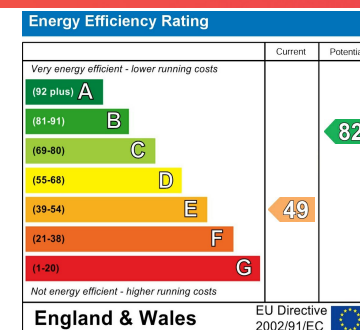
GIRAFFE360

Alexander Avenue - 18694246

Council Tax Band - D

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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