



colin ellis

Overdale, Scarborough, YO11 3HF

This well-proportioned three-bedroom semi-detached home offers an exciting opportunity for buyers looking to put their own stamp on a property. Situated in a popular residential area, the home benefits from a spacious layout, a detached garage, and a generous rear garden, making it suitable for families, first-time buyers, or investors alike.

Guide Price £145,000



LIVING ROOM

3.43 x 7.96 (11'3" x 26'1")

KITCHEN

2.21 x 2.95 (7'3" x 9'8")

BEDROOM

2.69 x 3.76 (8'9" x 12'4")

BEDROOM

2.60 x 2.57 (8'6" x 8'5")

BATHROOM

1.74 x 1.89 (5'8" x 6'2")

OFFICE

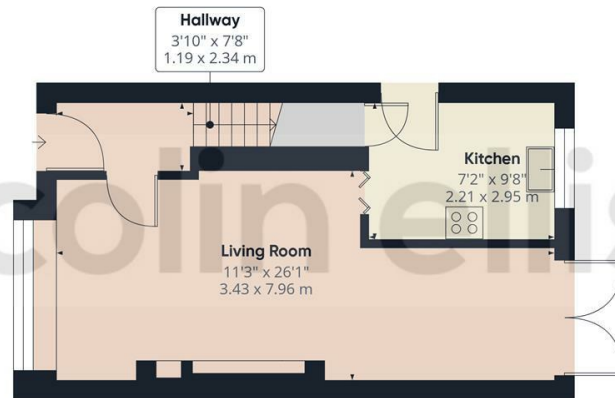
2.60 x 0.86 (8'6" x 2'9")

BEDROOM

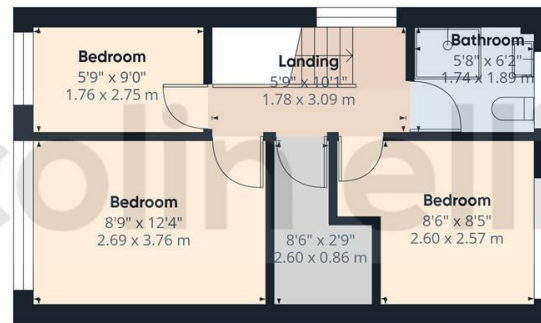
1.76 x 2.75 (5'9" x 9'0")







Floor 1



Floor 2



Approximate total area⁽¹⁾

734 ft²
68.1 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

Overdale - 18009076

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	70	77
	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**