



colin ellis

Oak Road, Scarborough, YO12 4AP

A spacious four-bedroom semi-detached home arranged over three floors, offering excellent potential for modernisation and enjoying pleasant views over Falsgrave Park from a rear second-floor bedroom. This substantial property provides an exciting opportunity for buyers looking to update and create a generous family home in a popular residential location.

Early viewing is recommended to appreciate the size, layout and potential on offer.

Guide Price £165,000



PROPERTY DESCRIPTION

Although requiring a programme of modernisation, the property offers excellent scope for improvement and personalisation, making it an ideal purchase for buyers seeking a project with the potential to create a spacious home close to local amenities, schools and transport links.

The ground floor comprises a bay fronted living room and a separate dining room, offering versatile reception space, a fitted kitchen along with a ground floor shower room, providing convenient facilities for guests or day-to-day use. To the first floor are two well proportioned bedrooms, including the principal bedroom which benefits from its own en suite bathroom. The accommodation continues to the second floor where there are two further bedrooms, one of which enjoys a pleasant rear outlook over Falsgrave Park, creating a particularly appealing space, the top floor is completed by a handy WC.

Externally, the property benefits from a low-maintenance frontage and driveway.

LIVING ROOM

3.70 x 2.86 (12'1" x 9'4")

DINING ROOM

3.57 x 4.66 (11'8" x 15'3")

KITCHEN

3.87 x 1.99 (12'8" x 6'6")

SHOWER ROOM

0.89 x 1.92 (2'11" x 6'3")

BEDROOM

3.63 x 4.06 (11'10" x 13'3")

EN SUITE

2.82 x 1.95 (9'3" x 6'4")

BEDROOM

3.67 x 2.93 (12'0" x 9'7")

BEDROOM

3.58 x 4.08 (11'8" x 13'4")

BEDROOM

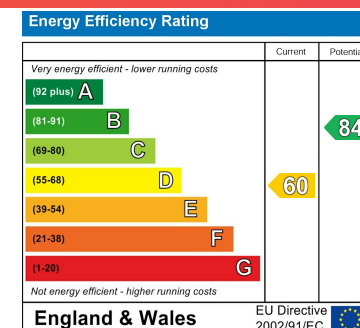
3.21 x 2.94 (10'6" x 9'7")

WC

0.76 x 1.49 (2'5" x 4'10")







Oak Road - 18790112
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.



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