



colin ellis

## North Leas Avenue, Scarborough, YO12 6LJ

Situated on the south-after North Leas Avenue in Scarborough, this spacious three-bedroom semi-detached property offers fantastic potential for buyers looking to modernise and create their ideal family home. The accommodation comprises a welcoming entrance hall, a generous separate living room, a well-proportioned dining room, and a kitchen. To the first floor are three good-sized bedrooms and a family bathroom. Externally, the property benefits from off-street parking, a front garden, an enclosed rear garden, and a detached garage, providing excellent storage or workshop space. A large loft offers additional storage. Requiring modernisation throughout, this property presents an excellent opportunity for first-time buyers, families, or investors to add value in a popular residential location close to local schools, shops, transport links, and Scarborough's North Bay.

Guide Price £240,000



**ENTRANCE HALL**

4.56 x 1.60 (14'11" x 5'2")

**DINING ROOM**

4.35 x 3.58 (14'3" x 11'8")

**LIVING ROOM**

5.06 x 3.20 (16'7" x 10'5")

**KITCHEN**

4.17 x 2.36 (13'8" x 7'8")

**BEDROOM**

4.48 x 3.20 (14'8" x 10'5")

**BEDROOM**

5.08 x 3.58 (16'7" x 11'8")

**BATHROOM**

2.48 x 2.18 (8'1" x 7'1")

**WC**

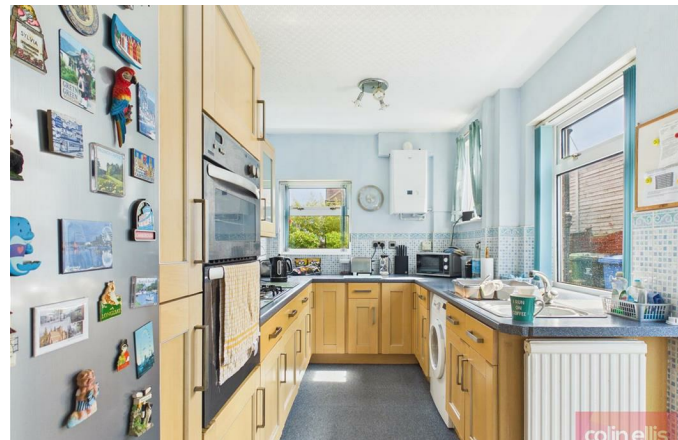
1.34 x 0.89 (4'4" x 2'11")

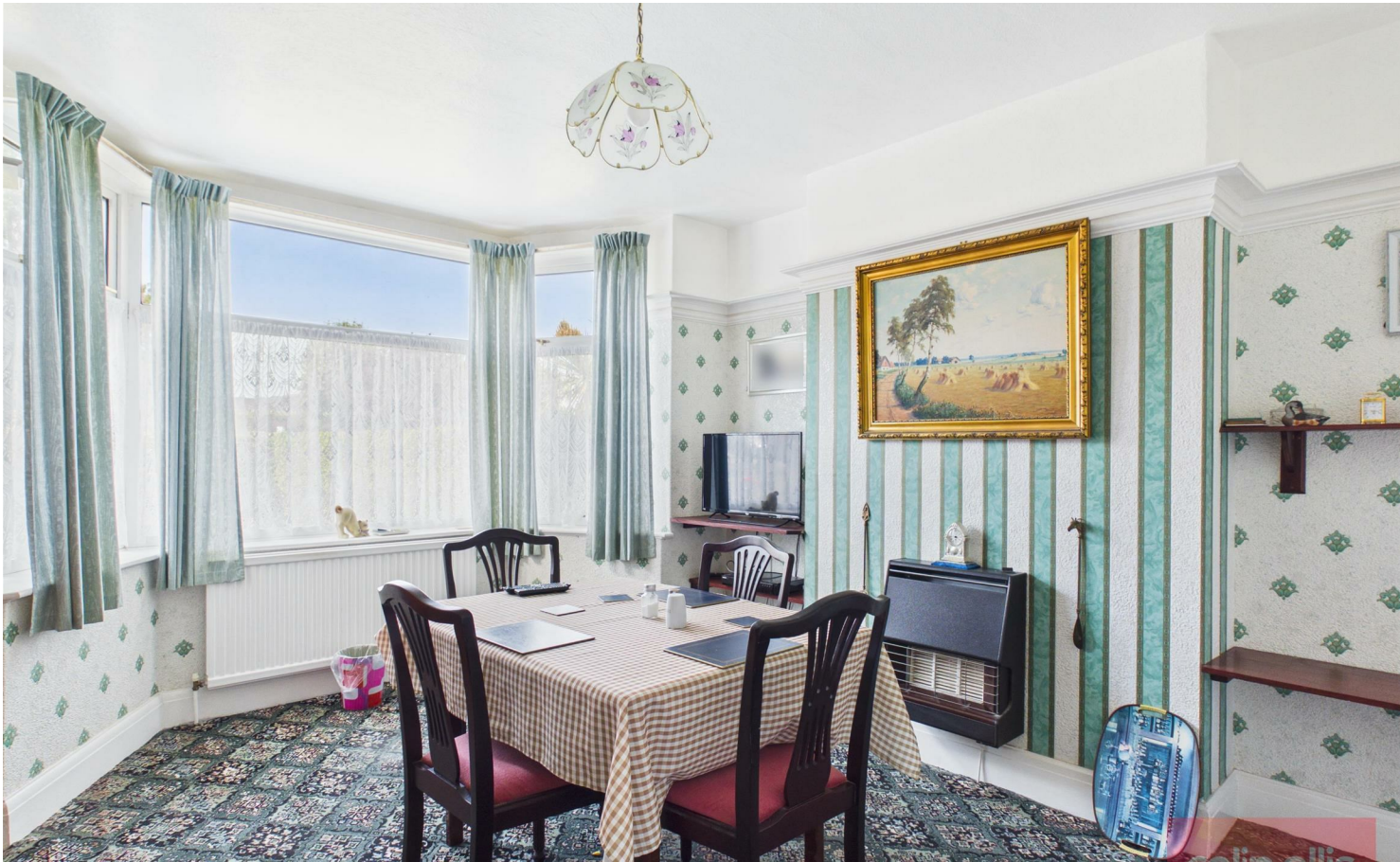
**BEDROOM**

2.40 x 2.40 (7'10" x 7'10")

**LOFT**

5.20 x 4.40 (17'0" x 14'5")







**Approximate total area<sup>(1)</sup>**  
 1365 ft<sup>2</sup>  
 126.8 m<sup>2</sup>

**Reduced headroom**  
 40 ft<sup>2</sup>  
 3.7 m<sup>2</sup>

(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

**North Leas Avenue - 18813649**

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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