



colin ellis

West Park Avenue, Scarborough, YO12 6HH

This lovely three-bedroom semi-detached property is ideal for families or those looking to move straight in without the need for renovation. The home is filled with natural light, creating a bright and airy feel throughout.

The ground floor features a living room, a modern fitted kitchen, which opens onto a sun room, perfect as a dining area or additional lounge space. From here, doors lead out to the low-maintenance paved garden, designed for easy upkeep and a handy outside utility area currently houses the washing machine. Upstairs, there are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from a driveway offering off-road parking, a garage, and a low-maintenance front garden.

This is a wonderful opportunity to purchase a bright, well-maintained home in a sought-after area.

Guide Price £200,000



LIVING ROOM

3.80 x 3.25 (12'5" x 10'7")

LIVING ROOM

2.33 x 1.51 (7'7" x 4'11")

KITCHEN

2.75 x 3.02 (9'0" x 9'10")

SUN ROOM

2.71 x 3.08 (8'10" x 10'1")

BEDROOM

3.56 x 2.70 (11'8" x 8'10")

BEDROOM

2.96 x 3.06 (9'8" x 10'0")

BEDROOM

2.56 x 1.74 (8'4" x 5'8")

BATHROOM

1.64 x 1.71 (5'4" x 5'7")







Floor 2



Floor 2

0.5 m²

Below 5 ft/1.5 m

GIRAFFE360

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	64	73

England & Wales

EU Directive
2002/91/EC

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