



colin ellis

## Scalby Avenue, Scarborough, YO12 6HW

This attractive 3-bedroom semi-detached property is ideally located on the ever-popular Scalby Avenue, offering spacious and versatile accommodation perfect for families, couples, or first-time buyers. Situated in a sought-after residential area, the home is within easy reach of local amenities, well-regarded schools, and excellent transport links. Early viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Guide Price £230,000



## LIVING ROOM

4.28 x 3.01 (14'0" x 9'10")

## DINING ROOM

3.39 x 4.04 (11'1" x 13'3")

## SUN ROOM

4.02 x 1.94 (13'2" x 6'4")

## LAUNDRY ROOM

2.09 x 2.40 (6'10" x 7'10")

## KITCHEN

4.03 x 1.94 (13'2" x 6'4")

## BEDROOM

3.49 x 3.18 (11'5" x 10'5")

## BEDROOM

3.03 x 1.97 (9'11" x 6'5")

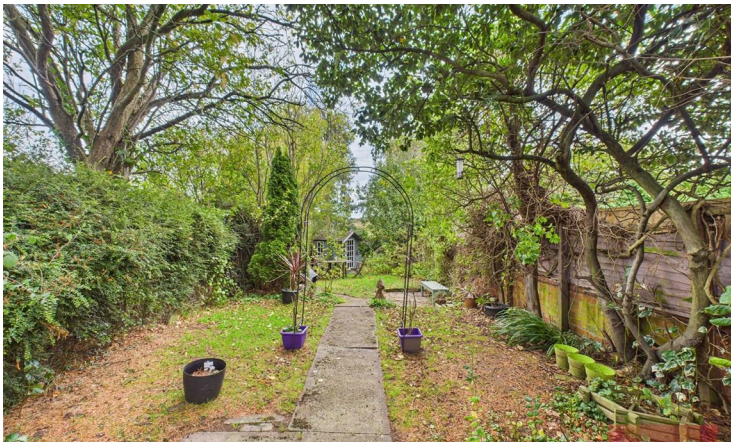
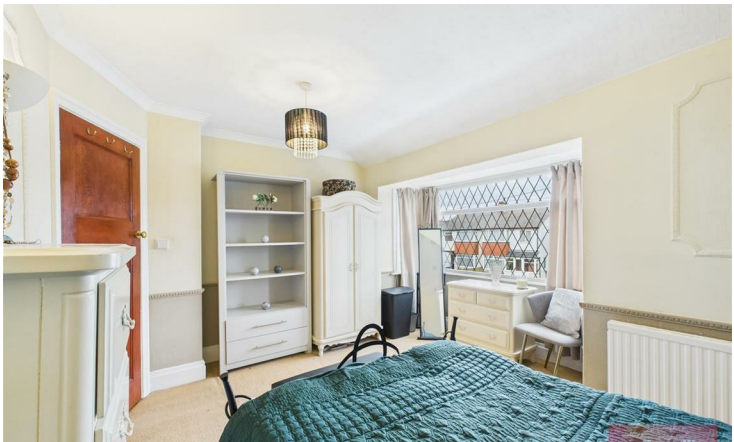
## BATHROOM

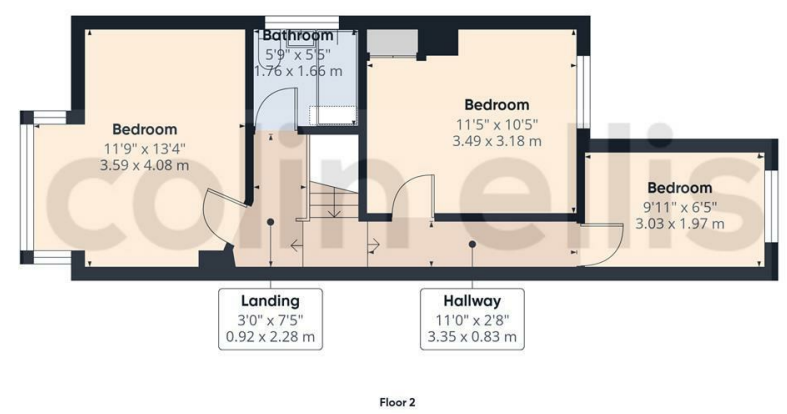
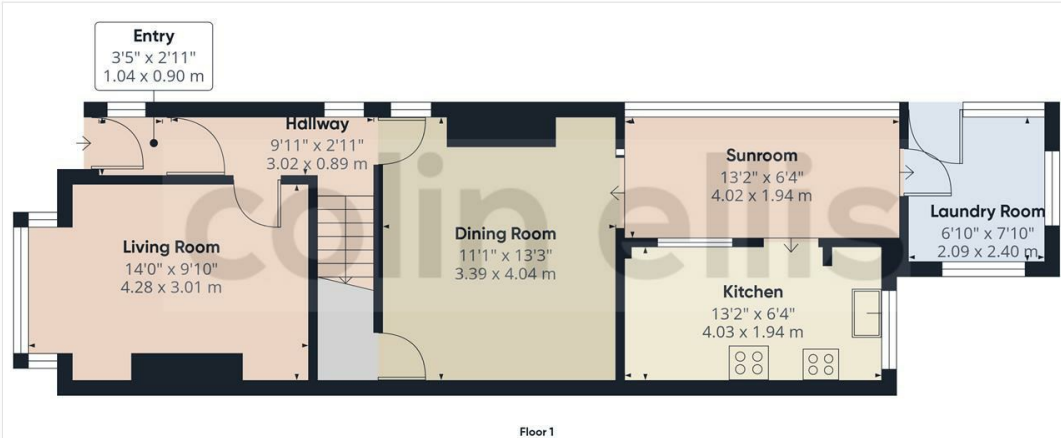
1.76 x 1.66 (5'9" x 5'5")

## BEDROOM

3.59 x 4.08 (11'9" x 13'4")







Approximate total area<sup>(1)</sup>  
974 ft<sup>2</sup>  
90.5 m<sup>2</sup>

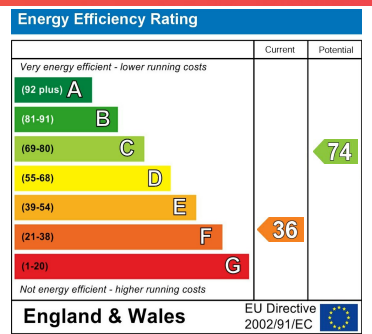
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Scalby Avenue - 18715836**  
**Council Tax Band - C**  
**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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