



colin ellis

West Park Avenue, Scarborough, YO12 6HH

This three bedroom semi-detached home set on a generous plot, offering excellent potential for cosmetic modernisation and boasting a substantial rear garden, private driveway and detached garage.

This home would make an ideal opportunity for buyers looking to create a long-term family home tailored to their own style and requirements, the property offers fantastic scope for updating and enhancing while already benefiting from a practical layout and excellent outdoor space.

Guide Price £194,000



PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway leading to a bright and spacious lounge diner with ample room for both seating and dining areas. The fitted kitchen overlooks the rear garden and offers further potential for redesign. To the first floor are three bedrooms, including two well sized doubles with fitted storage, together with a family bathroom suite.

Externally, the property enjoys a lawned front garden alongside a private driveway providing off-street parking and access to the detached garage. A particular feature of the home is the impressive rear garden, extending to a considerable length and offering a wonderful outdoor setting with mature greenery, established borders and extensive lawn space, ideal for families, gardening enthusiasts or those seeking potential for landscaping.

Situated within a popular residential area, the property is conveniently positioned close to a range of local amenities, schools and transport links, making it well suited to families or first-time buyers. Offering huge potential inside and out, this is a fantastic opportunity.

LOUNGE DINER

7.46 x 3.10 (24'5" x 10'2")

KITCHEN

4.69 x 1.93 (15'4" x 6'3")

BEDROOM

3.75 x 2.79 (12'3" x 9'1")

BEDROOM

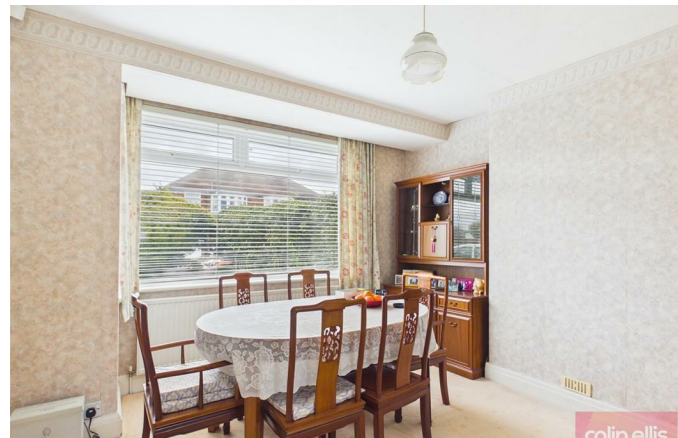
3.59 x 3.04 (11'9" x 9'11")

BEDROOM

2.00 x 1.93 (6'6" x 6'3")

BATHROOM

2.38 x 1.93 (7'9" x 6'3")







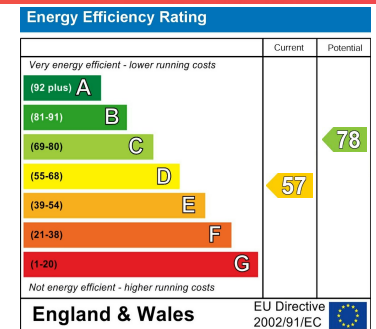
colin ellis

colin ellis



West Park Avenue - 18797211
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.



Tel: 01723 363565
 E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
 LETTINGS CHARTERED SURVEYOR

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