



colin ellis

## Lady Ediths Avenue, Scarborough, YO12 5RB

Situated on the sought-after Lady Edith's Avenue, this three-bedroom detached property presents an excellent opportunity for buyers looking to create a home to their own taste. Set back from the road, the property benefits from a detached garage, off-street parking, and a generous plot.

Inside, the accommodation requires renovation but offers great potential, with well-proportioned rooms throughout. The ground floor provides a spacious living area, kitchen, and dining space, while upstairs offers three bedrooms, a family bathroom and access to the attic space.

Guide Price £280,000



**PORCH**

**LIVING ROOM**

3.59 x 4.48 (11'9" x 14'8")

**DINING ROOM**

4.48 x 2.63 (14'8" x 8'7")

**KITCHEN**

4.81 x 4.18 (15'9" x 13'8")

**BEDROOM**

3.01 x 4.23 (9'10" x 13'10")

**BEDROOM**

3.57 x 4.11 (11'8" x 13'5")

**BATHROOM**

1.81 x 2.63 (5'11" x 8'7")

**WC**

0.88 x 1.45 (2'10" x 4'9")

**BEDROOM**

3.42 x 2.60 (11'2" x 8'6")







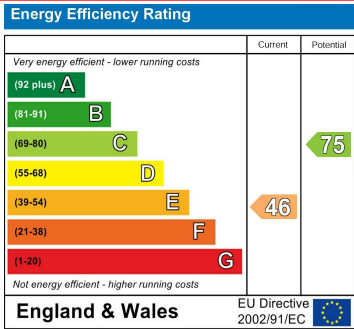
Approximate total area<sup>(1)</sup>

1145 ft<sup>2</sup>  
106.3 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



**Lady Ediths Avenue - 18733056**  
**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.



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