



colin ellis

North Leas Avenue, Scarborough, YO12 6LJ

Situated on the sought-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")





