



colin ellis

West Park Avenue, Scarborough, YO12 6HH

Colin Ellis welcome to the market an EXTENDED property set within the SOUGHT AFTER Northside of Scarborough. This SEMI DETACHED house benefits from TWO RECEPTION ROOMS, kitchen/breakfast room, DOWNSTAIRS W/C, FOUR bedrooms, DRIVE, GARAGE and a LARGE garden.



Guide Price £280,000

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FULL

Briefly comprising of an entrance hall, bay fronted lounge, dining room, kitchen/breakfast room and a downstairs w/c. The first floor offers four bedrooms and a family bathroom.

Outside the front there is parking and a drive leading to the garage. The rear benefits from a large garden with a patio area, borders and a large patio area at the top of the garden perfect for al-fresco dining.

ENTRANCE HALL

Coving, uPVC double glazed windows, double radiator and power points.

LOUNGE

3.7×3.7 (12'1" x 12'1")

Coving, power points, uPVC double glazed window, single radiator and decorative electric log burner effect heater.

DINING ROOM

3.7×3.6 (12'1" x 11'9")

Coving, uPVC double glazed doors to rear, double radiator and power points.

KITCHEN

5.3×2.5 (17'4" x 8'2")

Base, wall and drawer units, wood worktop, tiled splash back, integrated oven and gas hob, space for fridge, dishwasher, washing machine, sink/drainer unit, mixer tap, uPVC double glazed window and door, double radiator and power points.

SEPARATE WC

Wall hung basin, low flush wc and uPVC double glazed frosted window.



LANDING

Coving, loft access, uPVC double glazed window and power points.

BEDROOM ONE

4.2×3.2 (13'9" x 10'5")

Single radiator, uPVC double glazed window and power points.



BEDROOM TWO

3.2×3.2 (10'5" x 10'5")

Built in cupboard, single radiator, uPVC double glazed window and power points.



BEDROOM THREE

3.4×3.0 (11'1" x 9'10")

Single radiator, uPVC double glazed window and power points.

BATHROOM

1.9×1.7 (6'2" x 5'6")

Panel bath, basin with vanity, low flush wc, shower over bath and uPVC double glazed frosted window.

BEDROOM FOUR

2.7×2.2 (8'10" x 7'2")

Single window, uPVC double glazed window and power points.

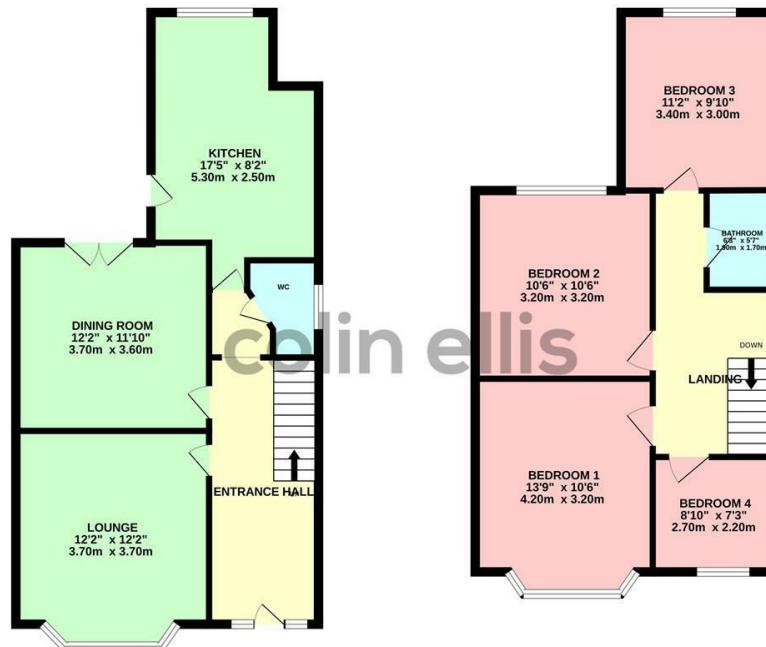


OUTSIDE

Rear lawn, drive, detached garage with up and over door and patio.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



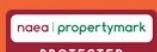
West Park Avenue - 18619556

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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