



colin ellis

Rosebery Avenue, Scarborough, YO12 4ER

Just off Seamer Road this TWO BEDROOM MID TERRACE home is offered with NO ONWARD CHAIN and comes with OFF STREET PARKING. Located close to Faslgrave and a local retail park this much loved home has an OPEN PLAN LOUNGE DINER, yard with room for parking, two good sized bedrooms and a MODERN BATHROOM. Viewing is highly recommended.

Guide Price £127,500



ENTRANCE

uPVC double glazed door into entrance hall with inset ceiling spotlights.

LOUNGE

3.64 x 3.20 (11'11" x 10'5")

uPVC double glazed bay window, coving, ceiling light, fire and opening into dining room.

DINING ROOM

3.49 x 2.97 (11'5" x 9'8")

Ceiling light, coving and storage cupboard.

KITCHEN

2.50 x 1.77 (8'2" x 5'9")

Fitted kitchen with range of cupboards and drawers, stainless steel sink, cooker, space for washing machine, ceiling light, uPVC double glazed window, radiator and door out onto rear yard.

FIRST FLOOR LANDING

Ceiling light and loft access.

BEDROOM ONE

4.90 x 3.01 (16'0" x 9'10")

Two uPVC double glazed windows, inset ceiling spotlights and radiator.

BEDROOM TWO

2.69 x 3.50 (8'9" x 11'5")

uPVC double glazed window, radiator and inset ceiling spotlights.

BATHROOM

2.51 x 2.08 (8'2" x 6'9")

Shower cubicle, hand basin with vanity unit, WC, heated towel rail/radiator, cupboard housing boiler, inset ceiling spotlights, extractor fan and uPVC double glazed frosted window.

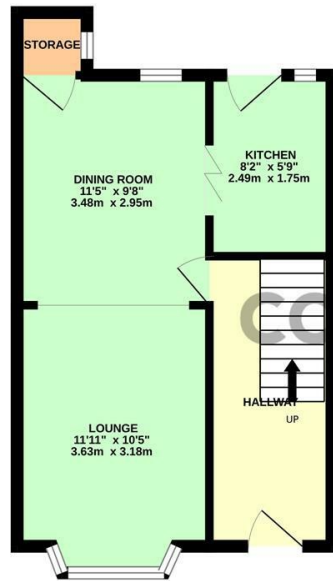
OUTSIDE



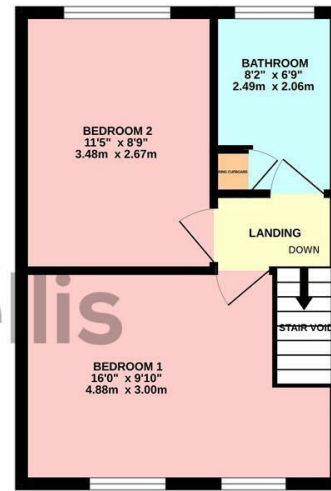
Rear yard with storage cupboard and gated access for a vehicle.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rosebery Avenue - 18683323
Council Tax Band - A
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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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