



colin ellis

## Milton Avenue, Scarborough, YO12 4ES

Situated in the ever-popular Milton Avenue, this well-presented two-bedroom terraced home offers a perfect blend of comfort, convenience, and character. Boasting a spacious lounge diner, and a cozy snug, this property provides versatile living space ideal for relaxing or entertaining.

The home is perfectly located just moments from excellent transport links, making commuting a breeze, while local shops and schools all within easy reach. Whether you're a first-time buyer, looking to downsize, or seeking a promising investment opportunity, this home ticks all the boxes.

Guide Price £160,000





## LOUNGE DINER

7.26 x 2.81 (23'9" x 9'2")

## KITCHEN

3.51 x 3.48 (11'6" x 11'5")

## PLAY ROOM / SNUG

2.48 x 1.77 (8'1" x 5'9")

## BEDROOM

2.96 x 3.58 (9'8" x 11'8")

## BATHROOM

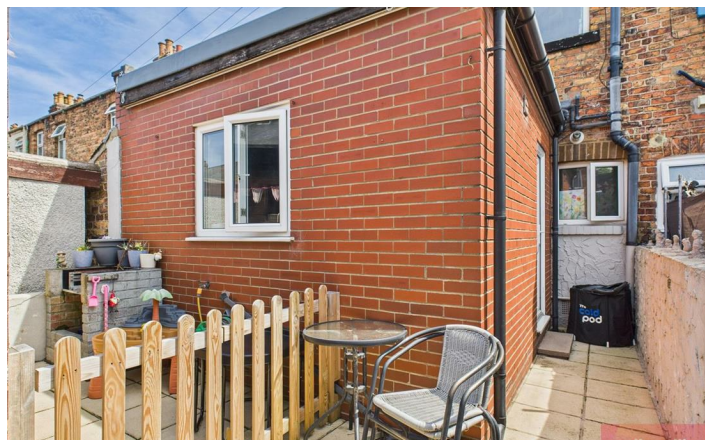
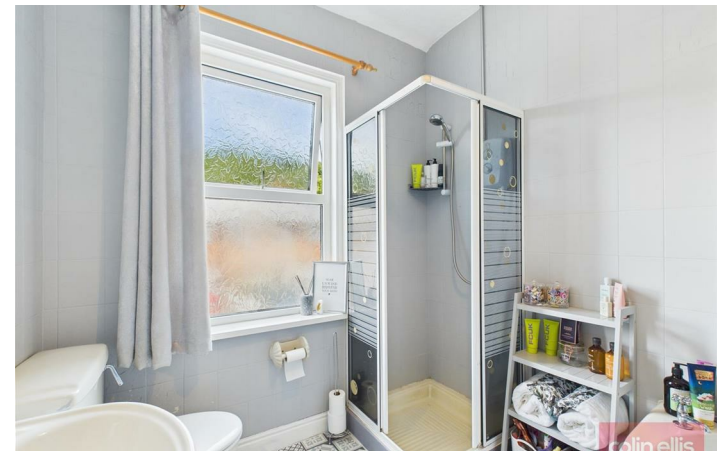
2.52 x 2.10 (8'3" x 6'10")

## BEDROOM

3.44 x 2.25 (11'3" x 7'4")

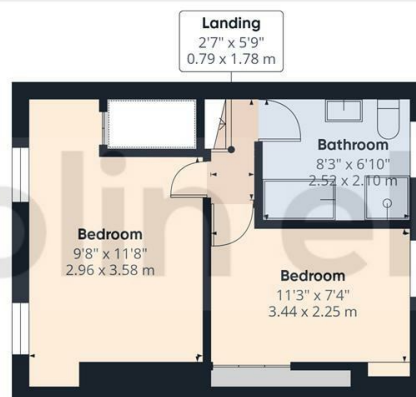








Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
763 ft<sup>2</sup>  
71 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.

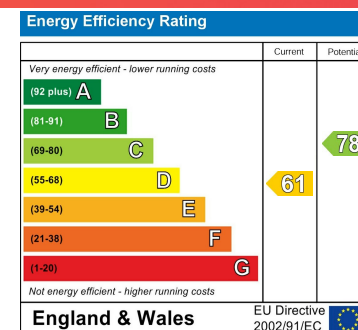
GIRAFFE360

**Milton Avenue - 18663959**

**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.



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