



colin ellis

Byward Drive, Scarborough, YO12 4JG

Situated on Byward Drive in Scarborough, this two-bedroom semi-detached house presents an excellent opportunity for buyers. The accommodation offers two bedrooms and would benefit from a programme of modernisation, providing plenty of scope to create a contemporary family home tailored to individual tastes. Externally, the property benefits from front and rear gardens, offering outdoor space for families, entertaining or gardening. There is also a garage together with off-street parking, providing valuable additional storage and parking facilities. With its generous accommodation, gardens, garage and parking, this property is ideally suited to a multitude of buyers.

Guide Price £190,000



LIVING ROOM

3.16 x 5.27 (10'4" x 17'3")

KITCHEN

2.44 x 3.76 (8'0" x 12'4")

DINING ROOM

2.38 x 3.15 (7'9" x 10'4")

SUNROOM

4.71 x 2.02 (15'5" x 6'7")

BEDROOM

3.62 x 3.13 (11'10" x 10'3")

WC

1.43 x 2.53 (4'8" x 8'3")

BEDROOM

3.75 x 4.38 (12'3" x 14'4")

BATHROOM

1.42 x 3.20 (4'7" x 10'5")







Approximate total area⁽¹⁾

1062 ft²

98.6 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

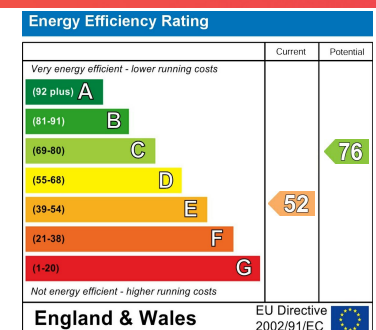
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Byward Drive - 18833095

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.



England & Wales EU Directive 2002/91/EC



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