



colin ellis

## Kareen Avenue, Scarborough, YO12 4LD

This semi-detached bungalow presents a wonderful opportunity for those seeking a property close to schools, transport links and local amenities. With two bedrooms, this property is ideal for small families, couples, or individuals.

The bungalow would benefit from some modernisation and cosmetic updates, allowing you to personalise the space to your taste and style. This presents a fantastic opportunity for buyers who wish to add their own touch and create a home that truly reflects their personality.

The bungalow boasts a generous garden, perfect for enjoying the outdoors. Additionally, the property includes a garage, providing ample storage space along with a driveway for off street parking.

In summary, this delightful property is a perfect canvas for those looking to create their ideal home in a lovely part of Scarborough. Don't miss the chance to make this property your own.

Guide Price £180,000



## PROPERTY DESCRIPTION

The property briefly comprises; Side entrance door into central hallway with doors to bay fronted living room, kitchen with door leading out to the side of the property, bathroom, two bedrooms and bathroom. Externally there is a driveway leading to the garage and gardens to the front and rear.

### LIVING ROOM

3.56 x 5.07 (11'8" x 16'7")

### KITCHEN

3.15 x 2.06 (10'4" x 6'9")

### BEDROOM

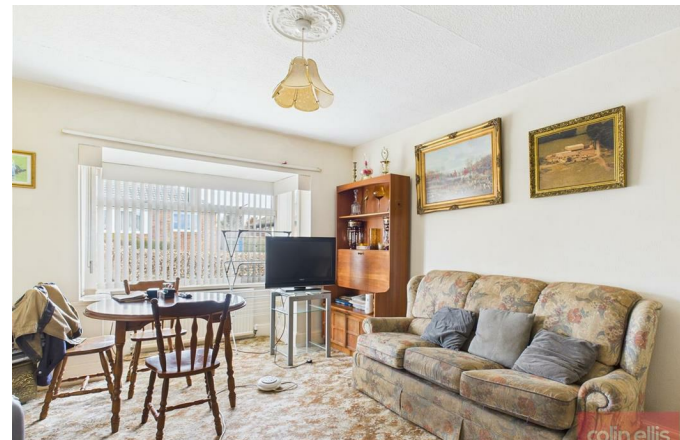
3.45 x 3.58 (11'3" x 11'8")

### BEDROOM

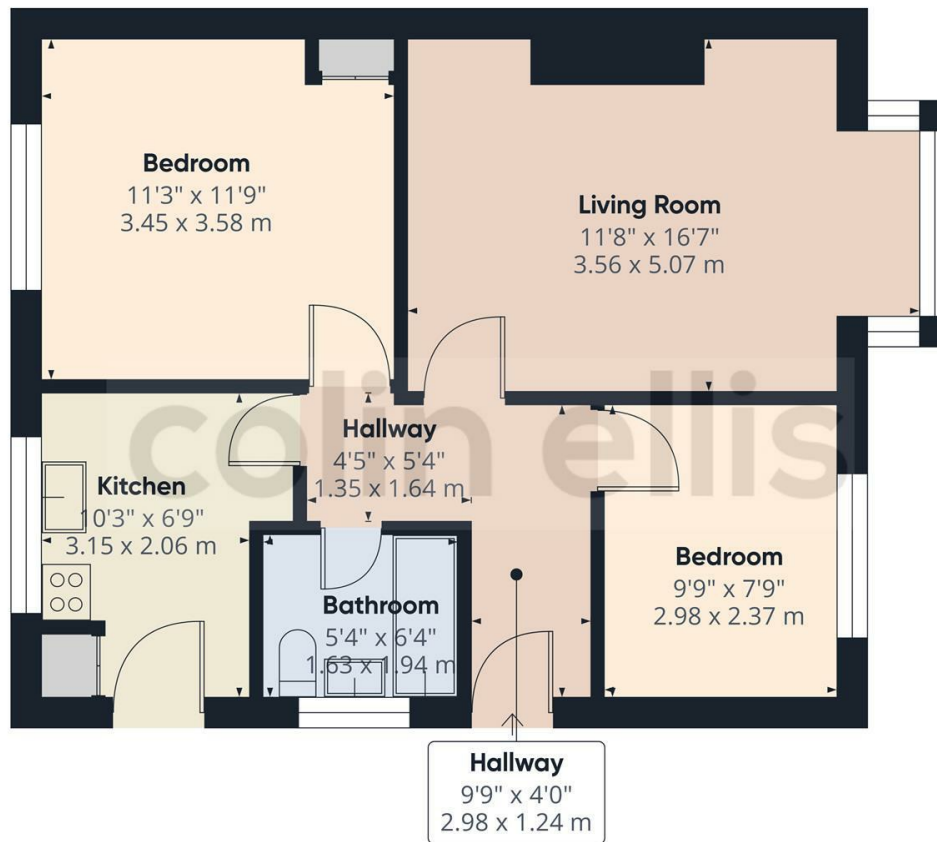
2.98 x 2.37 (9'9" x 7'9")

### BATHROOM

1.63 x 1.94 (5'4" x 6'4")







Approximate total area<sup>(1)</sup>  
558.97 ft<sup>2</sup>  
51.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Kareen Avenue - 18702878**

**Council Tax Band - B**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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