



colin ellis

## Alexander Avenue, Scarborough, YO13 9EX

Situated in the popular village of East Ayton, this two bedroom detached bungalow offers an excellent opportunity for buyers looking to modernise to suit individual style. The property occupies a pleasant plot with gardens to both the front and rear, along with the added benefit of a garage and off street parking. Located within the sought after village of East Ayton, the property is well placed for local amenities, countryside walks and access to Scarborough and surrounding villages.

This is a fantastic opportunity for downsizers, first time buyers or investors seeking a renovation project in a desirable village location.

Guide Price £210,000





## PROPERTY DESCRIPTION

The accommodation is arranged on one level and briefly comprises: entrance hallway, a spacious living room with front facing window, kitchen with access to the side of the property, two bedrooms and a house bathroom. While the property would benefit from a programme of modernisation, it offers well proportioned rooms and a practical layout, making it ideal for a range of purchasers. Externally, the bungalow enjoys gardens to the front and rear, providing outdoor space a garage and off street parking.

### LIVING ROOM

5.23 x 3.44 (17'1" x 11'3")

### KITCHEN

2.89 x 2.94 (9'5" x 9'7")

### BEDROOM

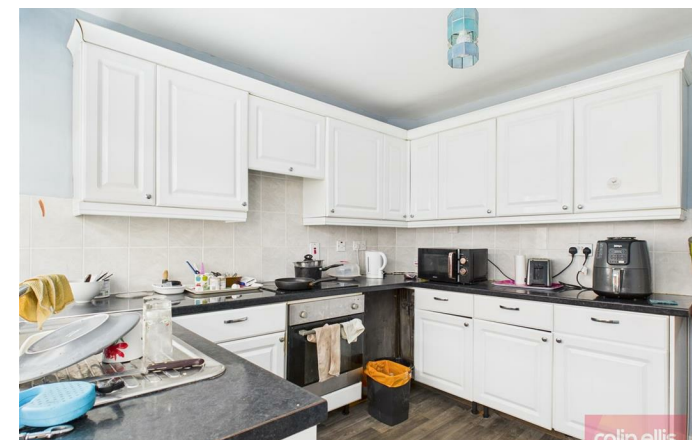
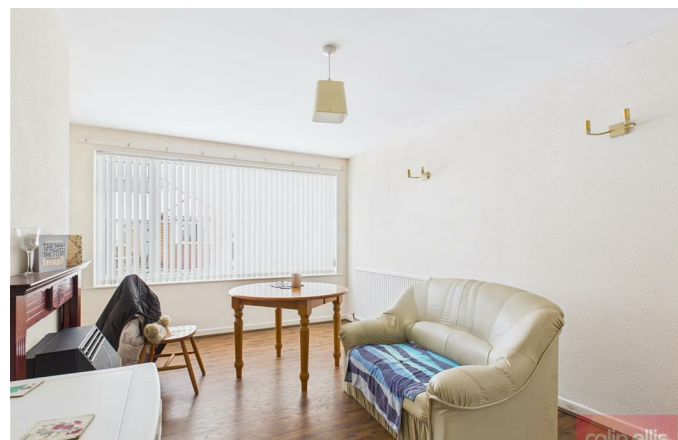
3.89 x 3.43 (12'9" x 11'3")

### BEDROOM

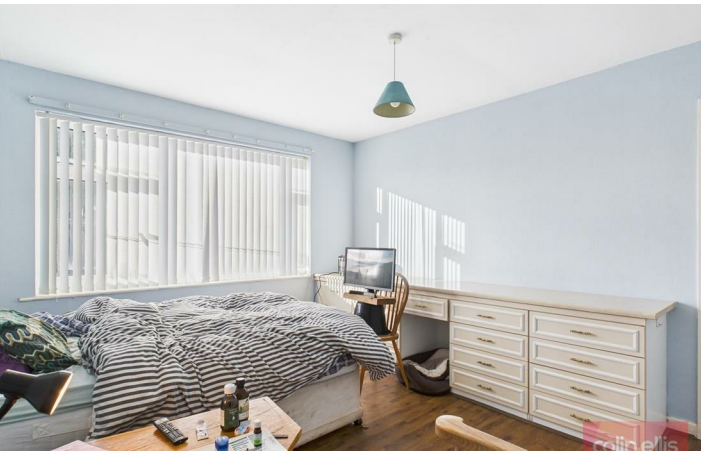
2.96 x 2.93 (9'8" x 9'7")

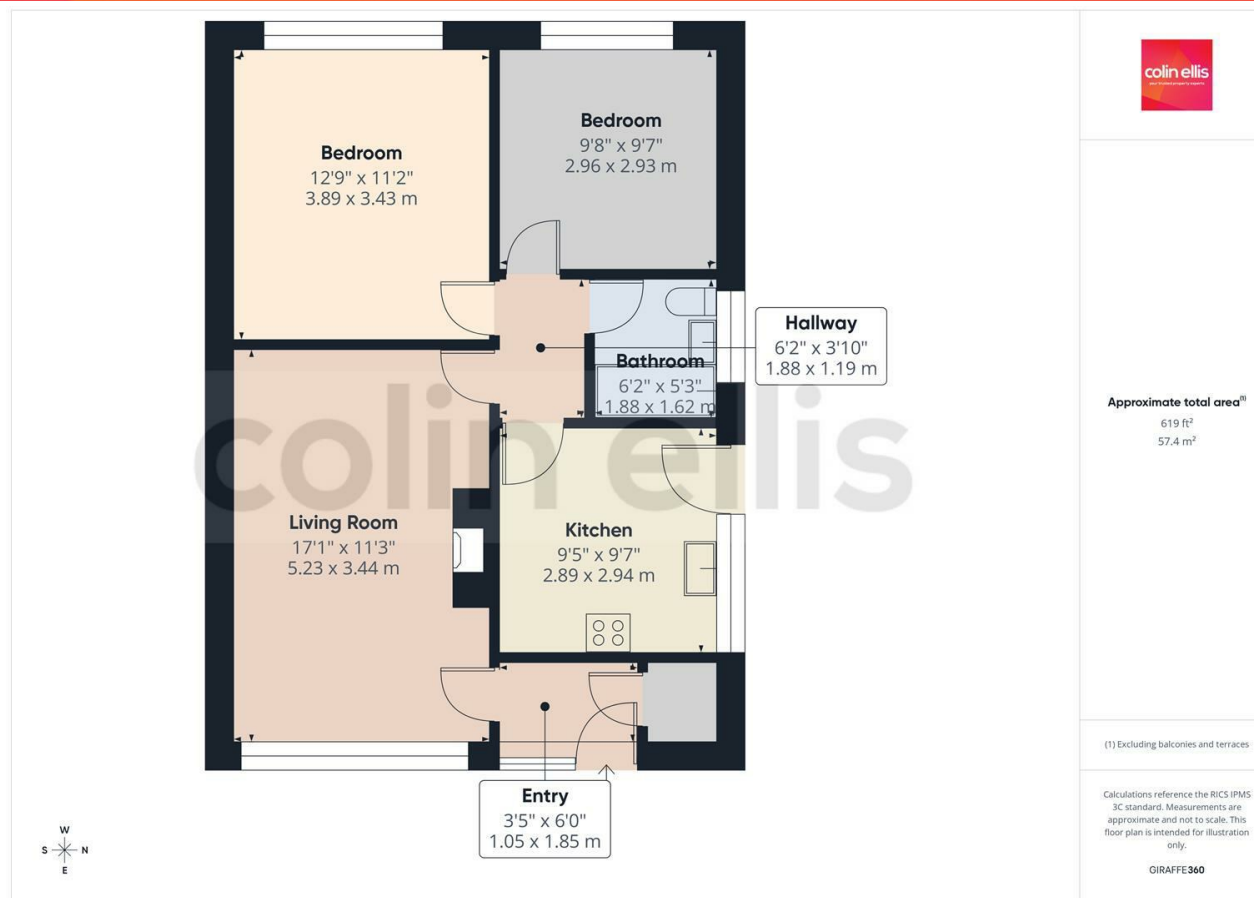
### BATHROOM

1.88 x 1.62 (6'2" x 5'3")









**Alexander Avenue - 18757124**

**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) <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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