

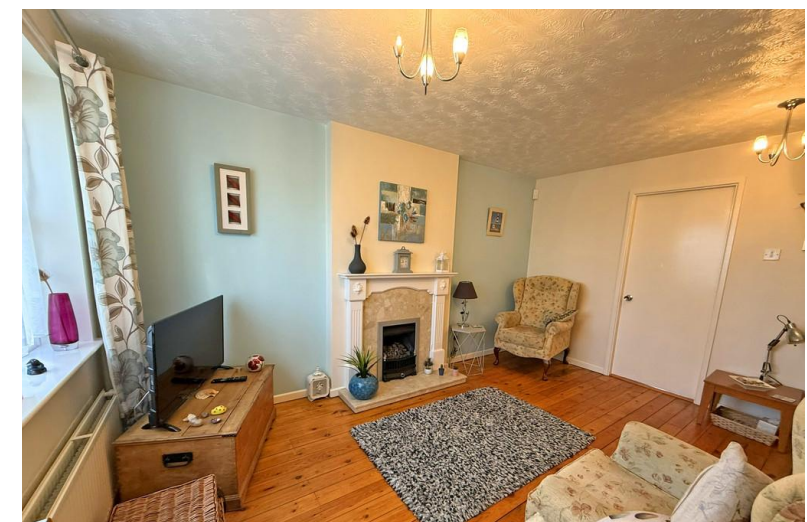


£200,000

2, ELLISON AVENUE, NEWBY, SCARBOROUGH, YO12 6UY

- Semi-Detached House
- Two Bedrooms
- Sought After Location
- Garage And Gardens

A TWO BEDROOM SEMI DETACHED HOUSE IN THIS SOUGH AFTER LOCATION, CONVENIENT FOR ALL OF NEWBYS AMENITIES AND A GOOD BUS ROUTE. THIS PROPERTY ENJOYS THE BENEFITS OF AN ENCLOSED REAR GARDEN AND AN ATTACHED GARAGE, THERE IS SCOPE TO EXTEND ALSO WITH THE NECESSARY PERMISSIONS.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.
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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Property Description

This well-presented property when briefly described comprises entrance hall, front facing lounge, rear facing dining room with patio doors to the rear garden, open archway to the kitchen. On the first floor are two well-appointed bedrooms and a modern family bathroom. enclosed garden to the rear of the property, driveway leading to the attached garage with up and over door and further side access door.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
14' 3" x 12' 9" (4.34m x 3.89m)

KITCHEN/DINER
12' 8" x 9' 6" (3.86m x 2.9m)

FIRST FLOOR

LANDING

BEDROOM
10' 8" x 9' 9" (3.25m x 2.97m)

BEDROOM
9' 8" x 9' 4" (2.95m x 2.84m)

BATHROOM

OUTSIDE

GARAGE
16' 10" x 8' 5" (5.13m x 2.57m)

GARDENS