



**Bilberry Avenue,
Scarborough, YO11 3XF**

Colin Ellis welcomes to the market a THREE bedroom SEMI-DETACHED house offered in EXCELLENT condition throughout. Offering GOOD LIVING space and benefitting from UPGRADED EXTRAS this home is a MUST VIEW. Benefitting from a STUNNING kitchen/diner, downstairs WC, EN-SUITE to master bedroom, UNDERFLOOR HEATING, WEST FACING GARDEN, DRIVE, GARAGE and a PARKING SPACE. At 1044 Sq ft, NO ONWARD CHAIN and VACANT POSSESSION this home is a MUST VIEW.

Guide Price £235,000

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Briefly comprising of an entrance hall with built in cupboards, downstairs WC, lounge leading to the kitchen/diner area which benefits from underfloor heating and doors leading out onto the West facing garden. The first floor offers three bedrooms with built in cupboards, en-suite to the master bedroom and a family bathroom. Outside there is an enclosed garden with a patio area and gated access to the drive. There is a door leading into the garage which has power.

This lovely home forms part of the sought after development known as Cornelian Fields with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea. Viewings are recommend to appreciate all this property has to offer!

HALLWAY

uPVC double glazed door, tiled floor, underfloor heating, built in cupboard, LED downlights, stairs to first floor and understairs storage.

LOUNGE

3.83 x 3.70 (12'6" x 12'1")

uPVC double glazed window, tiled floor, underfloor heating and LED downlights.

KITCHEN/DINER

7.03 x 3.07 (23'0" x 10'0")

Range of base, wall and drawer units, integrated appliances, extractor hood, sink with drainer unit and mixer tap, uPVC double glazed window, uPVC double glazed double doors, tiled floor, underfloor heating and LED downlights.

WC

1.7 x 1.1 (5'6" x 3'7")

Hand basin with vanity unit, WC, tiled floor, underfloor heating and LED downlights.



FIRST FLOOR LANDING

uPVC double glazed window and airing cupboard.

BEDROOM ONE

3.09 x 2.79 (10'1" x 9'1")

uPVC double glazed window, radiator and fitted wardrobe.

EN-SUITE

2.9 x 1.7 (9'6" x 5'6")

Shower cubicle with power shower, hand basin with vanity unit, WC, ladder radiator, tiled floor and LED downlights.

BEDROOM TWO

3.36 x 2.94 (11'0" x 9'7")

uPVC double glazed window, radiator and built in cupboard.

BEDROOM THREE

3.09 x 2.28 (10'1" x 7'5")

uPVC double glazed window, radiator and built in cupboard.

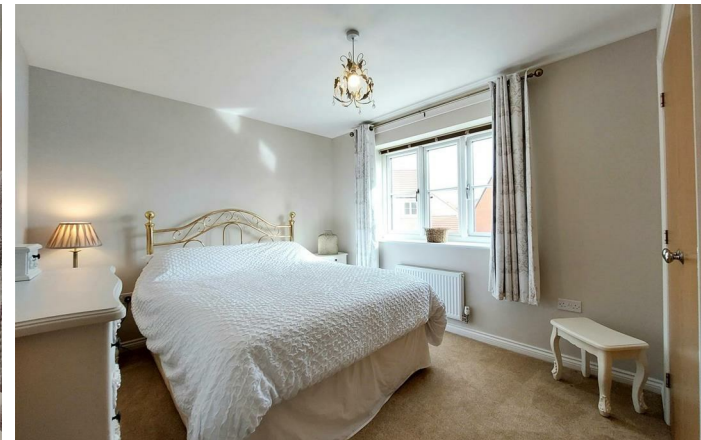
BATHROOM

3.0 x 2.2 (9'10" x 7'2")

Bath with shower over, wall hung hand basin, WC, uPVC double glazed window, tiled floor and ladder radiator.

OUTSIDE

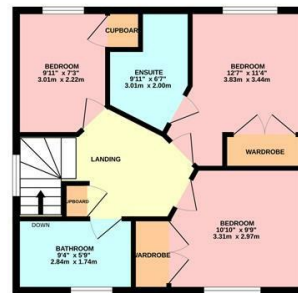
Outside there is an enclosed west facing garden with a patio area and gated access to the drive. There is a door leading into the garage which has power.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

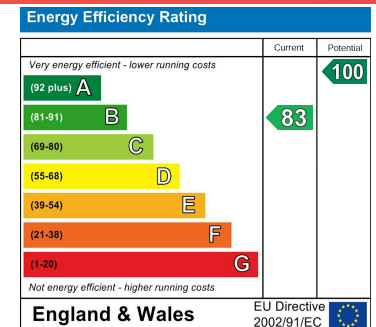


1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA - 1027 sq.ft. (95.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures 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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Bilberry Avenue - 18510093
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.



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