ELLIS HAY



45 Rosebery Avenue

Scarborough, YO12 4ER

Guide Price £135,000

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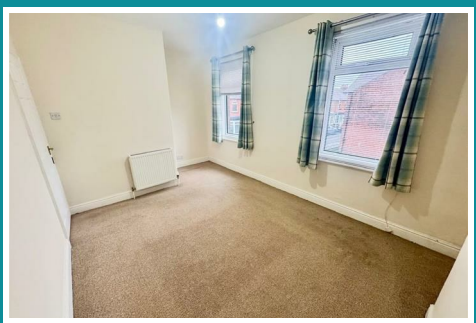


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45 Roseberry Avenue

Conveniently located just off Seamer Road, this attractive two-bedroom mid-terrace property is ideally positioned within easy reach of Falsgrave, Scarborough Town Centre and the popular South Bay. With excellent transport links and a range of local amenities close by, the property offers a fantastic opportunity for first-time buyers, investors or those looking for a conveniently situated home. Recently decorated throughout and offered for sale with NO ONWARD CHAIN, the property is ready for its next owner to move straight in.

The accommodation offers well-presented living space and briefly comprises a lounge, kitchen and two bedrooms, making it an ideal home for a variety of purchasers. Having recently undergone redecoration throughout, the property provides a fresh and welcoming feel.

Externally, there is a rear yard which offers the added benefit of potential off-street parking, a useful feature for a property in such a convenient location. With its appealing presentation, central position and no onward chain, this property is well worth an early viewing.

Please call our friendly sales team on 01723 350077 to arrange a viewing.

Lounge

9'6" x 11'5" (2.90 x 3.50)

Dining Room

9'6" x 11'2" (2.90 x 3.42)

Kitchen

5'10" x 8'2" (1.80 x 2.50)

Bedroom 1

15'5" x 9'6" (4.70 x 2.91)

Bedroom 2

9'5" x 11'2" (2.89 x 3.42)

Bathroom

6'10" x 8'2" (2.10 x 2.51)

Directions

What 3 Words
Banana.once.cigar

HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.













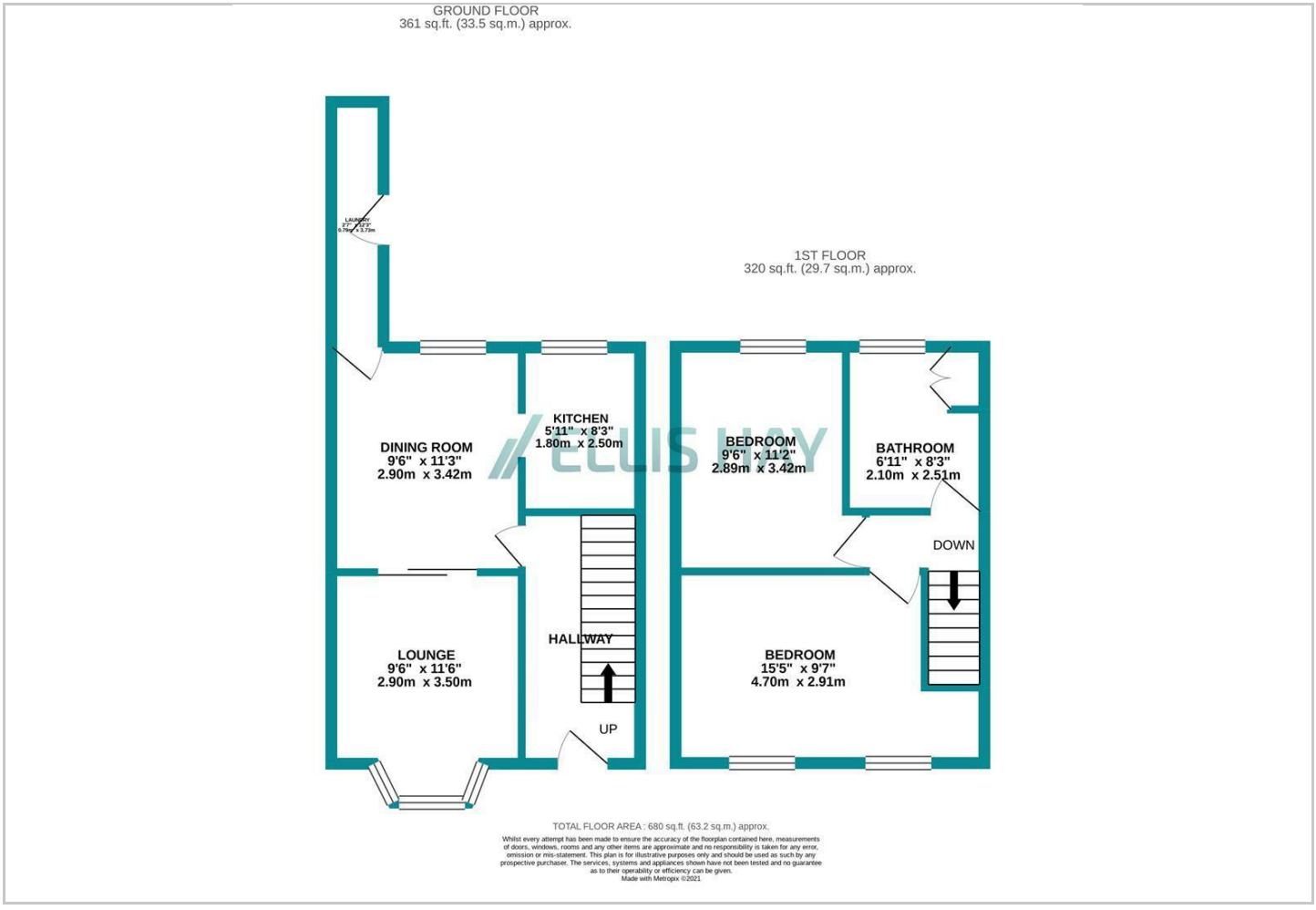




Hybrid Map



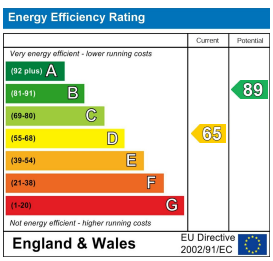
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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