



Lisvane Avenue, Scarborough

Bungalow | Two bedrooms | Open plan living space | Garden | Off road parking | EPC: C | Access to local amenities

Asking Price: **£170,000 (Offers In Excess Of)**



Lisvane Avenue, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED TWO BEDROOM BUNGALOW located in the SOUGHT AFTER SANDYBED area of Scarborough. Offering OPEN PLAN LIVING SPACE, WELL MAINTAINED rear GARDEN, DISABLED ACCESS and OFF ROAD PARKING. This property is perfect for a RANGE OF BUYERS and not one to miss out on! This property briefly comprises: entrance hall with large spacious cupboard, open plan living space/ kitchen area, master bedroom with en suite, second bedroom and family bathroom. To the outside of the property you are presented with a low maintenance rear garden and driveway for off road parking. Scarborough is a well-established coastal town with a population of around 52,160 people and around 601,500 persons in the North Yorkshire area (Sources: ONS) and attracts an estimated 7 million visitors a year. Being located on the North side is the unspoiled North Bay beach, the restored Open Air Theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway, recently built £14 million Alpamare waterpark and the historic Peasholm Park which was designed in 1912 with a Japanese theme. In recent years the park has been re-established with the help of the Heritage Lottery Fund so today's visitors can once more enjoy the boating lake with its swan pedalos, the island walk up to the oriental pagoda, the illuminated cascade, the famous naval battle with its model boats and fireworks and regular concerts including a Proms spectacular Call now to arrange a viewing!





Energy Performance Certificate

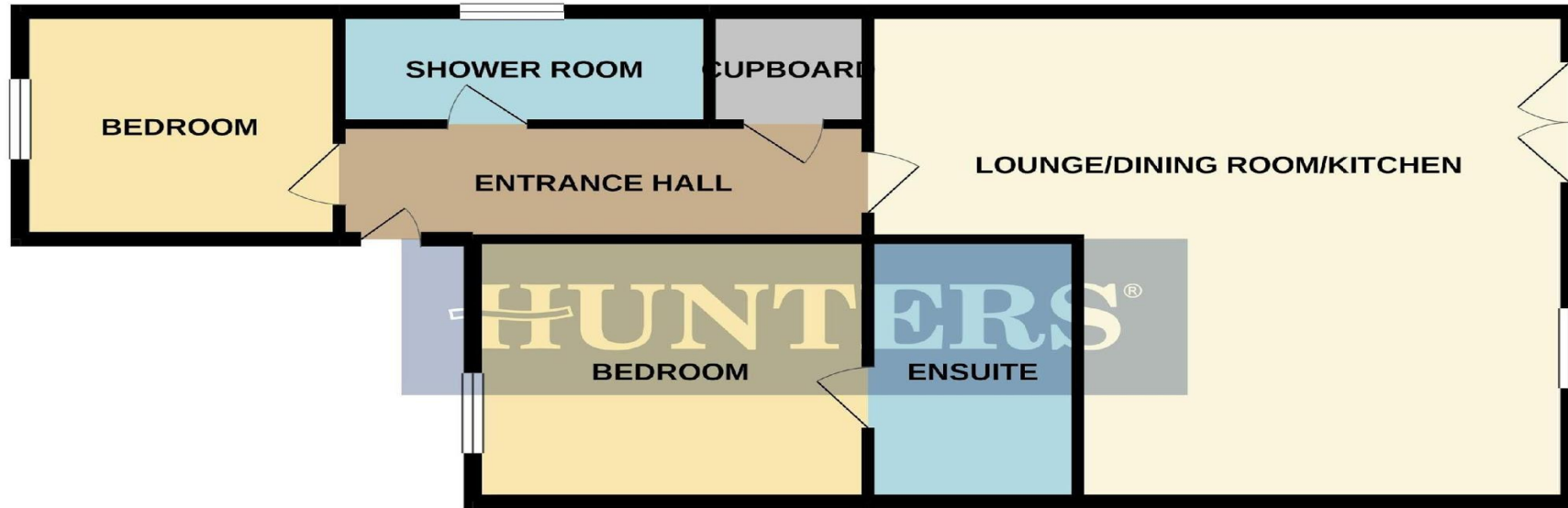
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

GROUND FLOOR



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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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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OPENING HOURS

Hunters opening hours – 9am - 5.30pm
Monday to Friday and 9am - 4pm
Saturday

