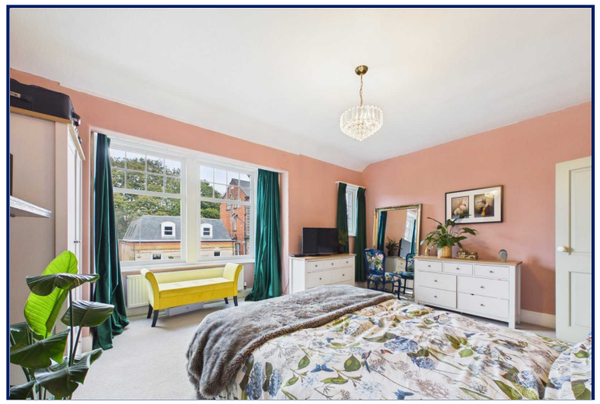
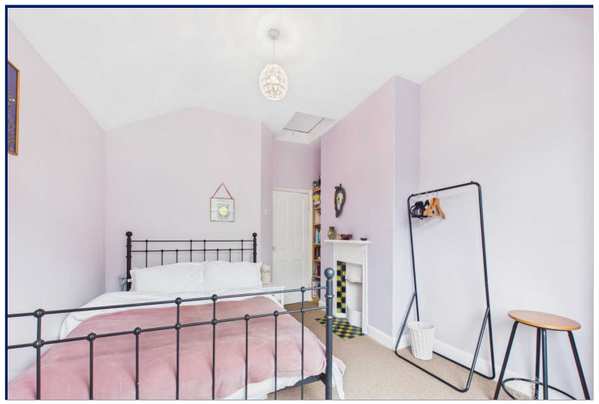


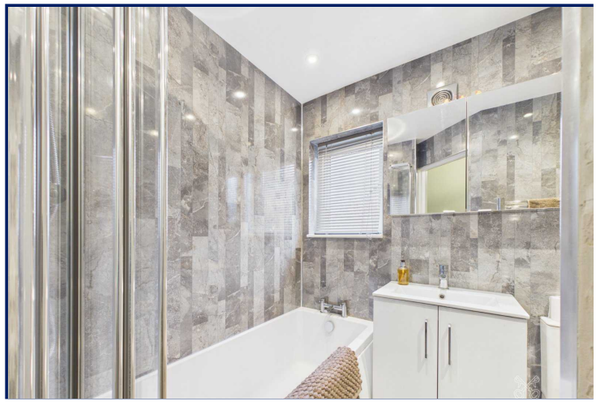


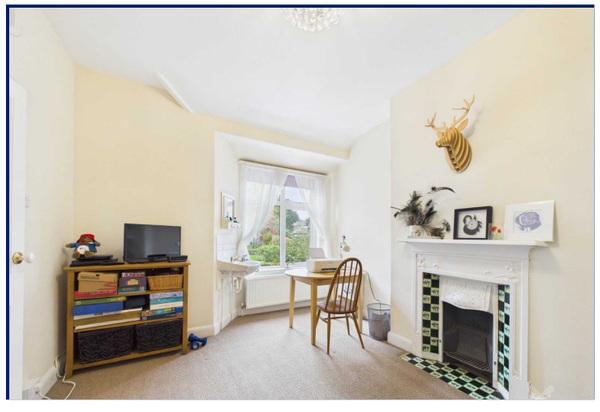












Royal Avenue, Scarborough, North Yorkshire, YO11

Asking Price: £270,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Royal Avenue, Scarborough, North Yorkshire, YO11

Asking Price: £270,000 Freehold

Council Tax Band:
EPC Rating: D

*** Spacious Three Bedroom Semi-Detached Family Home in a Popular Residential Location ***

Main Description
This extremely attractive three-bedroom semi-detached home occupies a sought-after position on Royal Avenue, offering spacious and versatile living accommodation, well-proportioned bedrooms, and excellent outdoor space, making it an ideal purchase for families, first-time buyers, and those looking to upsize.

The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge filled with natural light, a separate dining room ideal for family meals and entertaining guests, and a fitted kitchen providing ample storage and workspace. To the first floor are three generously sized bedrooms and a well-appointed family bathroom.

Externally, the property enjoys attractive front and rear gardens, providing excellent outdoor space for relaxation and family enjoyment. The enclosed rear garden offers a private setting, perfect for outdoor dining, entertaining, or children's play.

Royal Avenue is a highly regarded residential location, conveniently positioned close to a range of local amenities including schools, shops, supermarkets, and recreational facilities. Scarborough town centre, the picturesque seafront, and excellent transport links are all within easy reach, providing superb convenience for families and commuters alike.

Rarely do properties of this quality and in such a desirable location come to the market. Early viewing is highly recommended to fully appreciate the generous accommodation, attractive gardens, and excellent position on offer.

Viewings can be arranged through our office, and an online virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - Scarborough
Coal Mining Area - No
Council Tax Band Band C
Council Tax Estimate £2,262
Year Built 1900-1929

Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage
Mobile (based on calls indoors)

O2 - Good
EE - Average
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 11 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

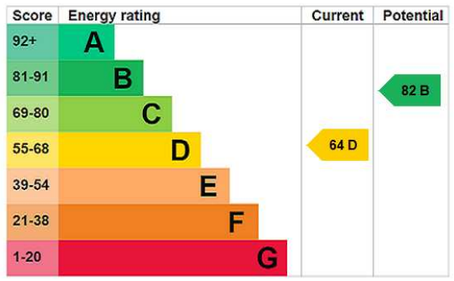
Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - Yes

Agent Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.



For full EPC please contact the branch.



All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk