



colin ellis

**Princess Street,
Scarborough, YO11 1QR**

Situated in the heart of Scarborough's HISTORIC OLD TOWN this BEAUTIFULLY PRESENTED home from home is split over FOUR FLOORS and has RECENTLY been RENOVATED throughout to a high standard. With VIEWS OVER THE HARBOUR and only a short walk to both beaches this large home with QUIRKY room shapes is ideal for a family home, second home or holiday let. The property is offered to the market with NO ONWARD CHAIN and comes with OUTSIDE SPACE to the rear. Viewing is highly recommended to appreciate the level of work that has been completed at the property.

Guide Price £325,000





ENTRANCE

Front door into entrance hall with ceiling light and stairs to first floor.

HALLWAY

Radiator, under stairs storage, ceiling light, alarm and stairs to first floor.

KITCHEN

12'9" x 4'5" (3.91 x 1.36)

Integrated dishwasher, microwave, oven, hob and fridge freezer, range of cupboards and drawers, radiator, inset ceiling spot lights, uPVC double glazed window and uPVC double glazed french doors out onto rear yard.

DINING ROOM

18'7" x 9'0" (5.68 x 2.76)

uPVC double glazed sash window, uPVC double glazed window, fitted blinds, radiator, two ceiling lights, cupboard housing wall mounted boiler, fitted cupboards and drawers, thermostatic control and opening to kitchen area.

FIRST FLOOR LANDING

Ceiling light.

LIVING ROOM

16'2" x 9'4" (4.95 x 2.86)

Cornicing, uPVC double glazed sash bay window, two radiators and ceiling light.

BEDROOM ONE

13'3" x 10'4" (4.05 x 3.16)

Cornicing, uPVC sash bay window, radiator and ceiling light.

SHOWER ROOM

7'0" x 5'6" (2.14 x 1.68)

Shower cubicle, hand basin, uPVC double glazed window with fitted blind, heated towel rail/radiator, part tiled walls and inset ceiling spot lights.

WC

4'11" x 4'0" (1.51 x 1.24)

WC, hand basin, part tiled walls, ceiling light, uPVC double glazed window and heated towel rail/radiator.

SECOND FLOOR LANDING

Ceiling Light.

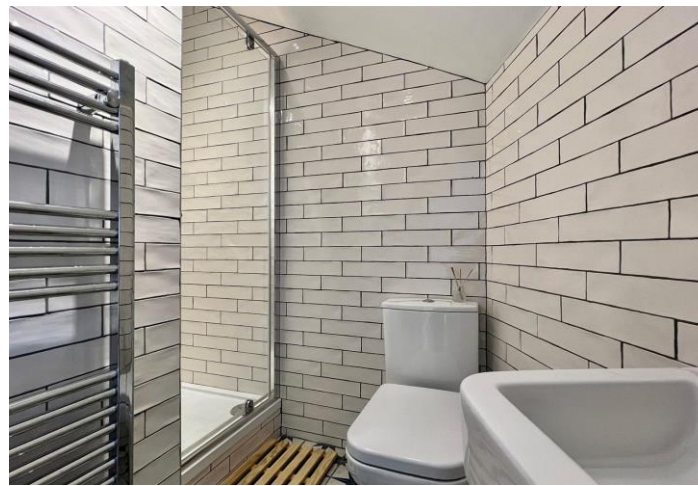




BEDROOM TWO

11'3" x 10'2" (3.44 x 3.10)

uPVC double glazed window with views over the harbour and south bay, radiator and ceiling light.



BEDROOM THREE

13'3" x 9'7" (4.04 x 2.93)

uPVC double glazed sash window, radiator and ceiling light.

BATHROOM

8'1" x 7'10" (2.47 x 2.40)

P shaped bath with shower over, glass screen, WC, hand basin, part tiled walls, uPVC double glazed sash window, heated towel rail/radiator, tiled floor and inset ceiling spot lights.



THIRD FLOOR LANDING

Sky light, ceiling light and storage space.

BEDROOM FOUR

20'1" x 9'7" (6.14 x 2.93)

uPVC double glazed sash window and uPVC double glazed window with views over the harbour and south bay, radiator, ceiling light. loft access and door to en-suite.



EN-SUITE

6'1" x 5'1" (1.86 x 1.57)

Shower cubicle with mains operated shower, WC, hand basin, tiled walls, heated towel rail/radiator, inset ceiling spot lights and tiled floor.



OUTSIDE

To the rear is an enclosed patio area with gated access.





Princess Street

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk