

Commercial Street, Scarborough, YO12 5ER

LAST PLOT REMAINING A NEW build TWO BEDROOM mid-terrace house conveniently located within easy access of Scarborough town centre. TWO double bedrooms, Gas central heating, Integrated oven and hob in the kitchen, UPVC double glazed windows and modern open plan living space. *Please note some of the images used have been CGI generated*

Guide Price £165,000



- **LAST PLOT REMAINING**
- **NEW BUILD**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **CONVENIENT LOCATION**
- **OPEN PLAN LIVING**

ENTRANCE HALL

UPVC double glazed composite front door.

LOUNGE

6.70 x 2.70 (22'0" x 8'10")

Ground floor living space offers open plan with uPVC double glazed bay window, radiator.

KITCHEN/DINER

3.00 x 3.78 (9'10" x 12'5")

UPVC double glazed window, door to rear yard, radiator, modern base and wall units with coordinating worktop. Integrated electric oven and ceramic 4 ring hob with stainless steel extractor hood.

CLOAKS WC

2.12 x 0.90 (6'11" x 2'11")

WC and wash basin

FIRST FLOOR

Landing with access to:

BEDROOM ONE

3.00 x 3.70 (9'10" x 12'2")

UPVC double glazed window, radiator



BEDROOM TWO

3.77 x 3 (12'4" x 9'10")

UPVC double glazed window, radiator

BATHROOM / WC

3.00 x 1.70 (9'10" x 5'7")

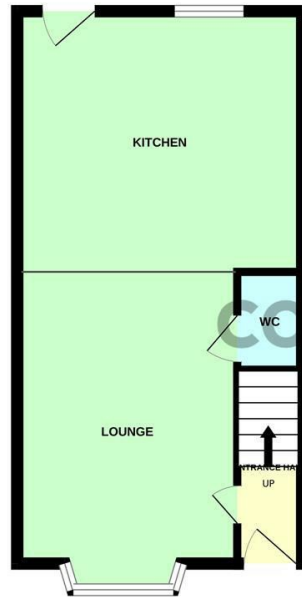
White suite with wash basin, WC, bath

OUTSIDE

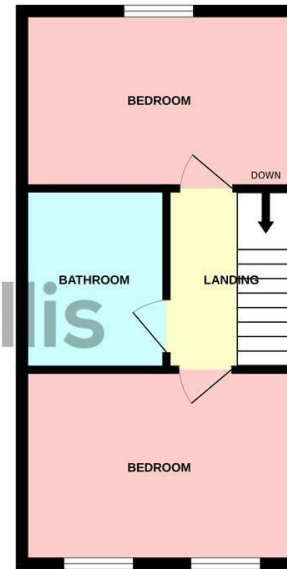
Gated small forecourt area to the front of the property with tarmac area to the fenced rear area with pedestrian access.



GROUND FLOOR



1ST FLOOR



While 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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Commercial Street - 18526624

Council Tax Band -

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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