



colin ellis

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your trusted property experts

St. Marys Street, Scarborough, YO11 1QW

Colin Ellis welcomes to the market a GRADE II listed COTTAGE in Scarborough's HISTORIC Old Town. This FOUR BEDROOM property offers TWO reception rooms, CELLAR, enclosed rear GARDEN and CASTLE VIEWS. NO ONWARD CHAIN.

Guide Price £140,000



FULL

Briefly comprising of an entrance hall with stairs leading to cellar, lounge, dining room and a kitchen to the ground floor. The First floor offers two bedrooms and a bathroom, the second floor benefits from two further bedrooms. Outside to the rear is an enclosed rear garden.

Located within the characterful, cobbled Old Town of Scarborough the property is a short two minute walk from Scarborough's South Bay. The property has excellent access to a wide range of amenities and attractions including the indoor market, Scarborough Castle, The Harbour, The Open Air Theatre, Peasholm Gardens, Scarborough's beautiful South Bay and beach to name a few plus a wide range and choice of eating and drinking establishments.

ENTRANCE HALL

Door to front, power points, double radiator and stairs to basement and first floor.

LOUNGE

3.4 x 3.7 (11'1" x 12'1")

Window to the front,, power points, gas fire, and double radiator.

DINING ROOM

2.6 x 3.3 (8'6" x 10'9")

uPVC double glazed windows, double radiator, power points and cupboard housing modern combi boiler.

KITCHEN

1.7 x 5.2 (5'6" x 17'0")

Base and wall units, wood worktop, tiled splash back, space for oven, hob, fridge, freezer and dishwasher, sink/drain unit, power points, door leading to garden, windows to side and rear.



LANDING

Stairs to second floor and power points.

BEDROOM ONE

4.4 x 3.7 (14'5" x 12'1")

Window to front, power points, and built in cupboard/wardrobe.

BEDROOM TWO

2.4 x 3.3 (7'10" x 10'9")

uPVC double glazed window, power points, feature fireplace, wall hung hand basin and castle views.

BATHROOM

Panel bath, basin with pedestal, low flush WC, single glazed window, double radiator and castle views.

SECOND FLOOR LANDING

Powerpoints, single glazed window, and castle views.

BEDROOM THREE

4.5 x 3.7 (14'9" x 12'1")

Grand hotel views, Window, power points and double radiator.

BEDROOM FOUR

2.3 x 3.3 (7'6" x 10'9")

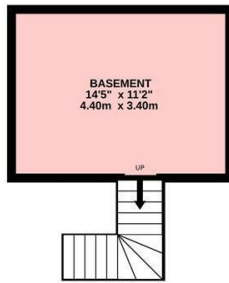
Velux window, power points and double radiator.

OUTSIDE

Rear enclosed garden and patio.



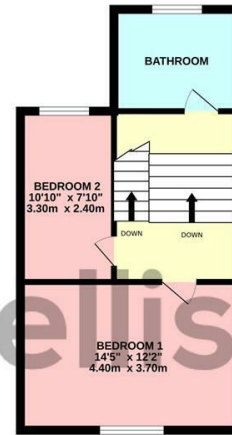
BASEMENT
188 sq.ft. (17.5 sq.m.) approx.



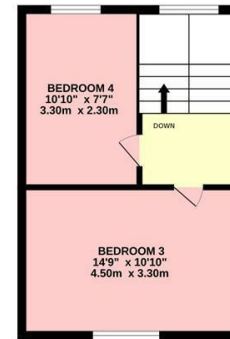
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

St. Marys Street - 18369261
Council Tax Band - B
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.



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