



## Back Oriel Crescent, Scarborough, YO11 2BU

Colin Ellis welcome to the market the old weavers cottage that has been converted into a TWO bedroom cottage in Scarborough's South cliff. Benefiting from an INTEGRATED kitchen, DOWNSTAIRS W/C, family bathroom, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

Guide Price £120,000





## FULL

Briefly comprising of a lounge, downstairs w/C and a kitchen with stairs leading to the first floor. The first floor benefits from two bedrooms, the master being larger than average and a three piece family bathroom.

Being located on Scarborough's South Cliff only a short walk from Ramshill shopping parade means that although the property occupies a private setting it is still well placed for a wealth of local amenities and attractions nearby including The Esplanade, Scarborough's South Bay, the beach, Scarborough town centre, a choice of popular school's and colleges, golf course, Oliver's Mount, a choice of popular eating and drinking establishments as well as excellent access to public transport links.

## KITCHEN

4.6 x 2.8 (15'1" x 9'2")

Base, wall and drawer units, wood work top, tiled splash back, integrated electrical oven and hob, integrated dishwasher, space for fridge and freezer, extractor hood, sink/drainer unit, mixer tap, uPVC double glazed window and door, double radiator, tiled floor and burglar alarm.

## LOUNGE

4.7 x 3.6 (15'5" x 11'9")

Double radiator, uPVC double glazed window and power points.

## SEPARATE WC

1.4 x 0.7 (4'7" x 2'3")

Basin with vanity, low flush wc, tiled floor and extractor fan.

## LANDING

Velux window, loft access and power points.





## BEDROOM ONE

4.8 x 3.6 (15'8" x 11'9")

Double radiator, uPVC double glazed window and one velux window and power points.

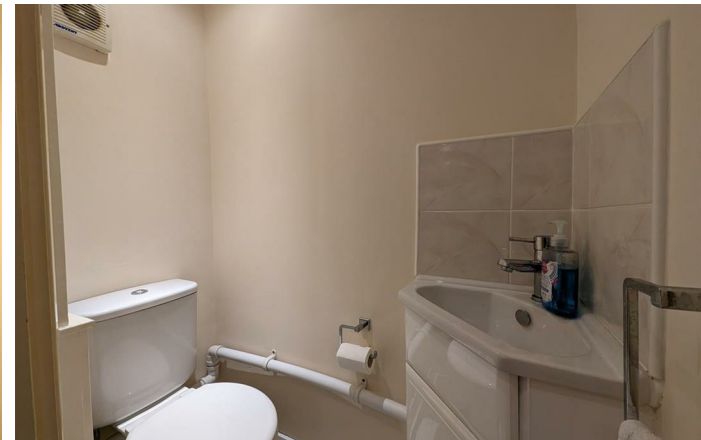
## BATHROOM

2.7 x 1.3 (8'10" x 4'3")

Panel bath, basin with vanity, low flush wc, velux window, double radiator and tiled floor.

## BEDROOM TWO

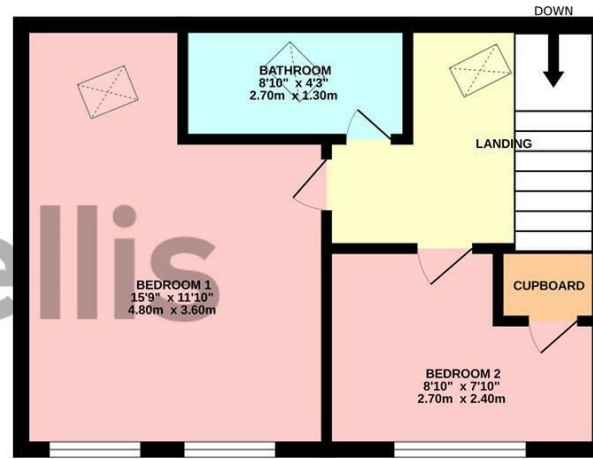
Built in cupboard, uPVC double glazed window and power points.



GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Back Oriel Crescent - 18579758**  
**Council Tax Band - A**  
**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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