



colin ellis

Nelson Street, Scarborough, YO12 7TA

Colin Ellis welcome to the market a TWO bedroom property located CLOSE TO TOWN. This RECENTLY MODERNISED property offers COMFORTABLE LIVING over three floors and benefits from a NEW KITCHEN with SOLID OAK WORKTOPS, NEW four piece bathroom, NEWLY DECOATED throughout and an ENCLOSED REAR YARD. Offered with NO ONWARD CHAIN.

Offers Over £100,000



DESCRIPTION

Briefly comprising of a lounge and kitchen on the ground floor. The first and second floor benefit from a four piece bathroom and two double bedrooms.

Outside the rear benefits from an enclosed rear yard.

This lovely home is situated close to a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the Open Air Theatre, the miniature railway and the Alpamare Waterpark.

LOUNGE

3.5 x 3.2 (11'5" x 10'5")

Coving, uPVC double glazed window, double radiator, laminate floor, power points and usb points.

KITCHEN

3.2 x 1.7 (10'5" x 5'6")

Base, wall and drawer units, solid oak work top, tiled splash back, integrated electric oven and hob, space for fridge, freezer and washing machine, sink/drain unit, mixer tap, uPVC double glazed window and door and power points.

LANDING

Two double radiators.

BEDROOM ONE

3.5 x 2.6 (11'5" x 8'6")

Double radiator, uPVC double glazed window, usb points and power points.



BATHROOM

3.1 x 1.7 (10'2" x 5'6")

Panel bath, basin with vanity, low flush wc, power shower cubical with rainfall shower head, uPVC double glazed window and ladder radiator.

BEDROOM TWO

4.5 x 3.3 (14'9" x 10'9")

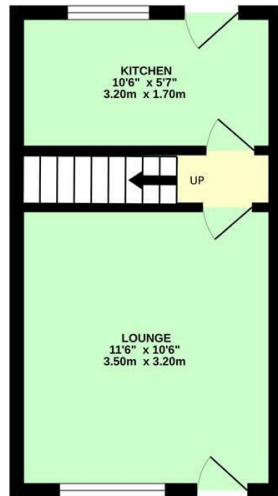
Double radiator, velux window and power points.

OUTSIDE

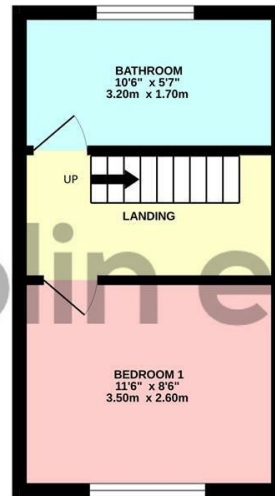
Rear yard.



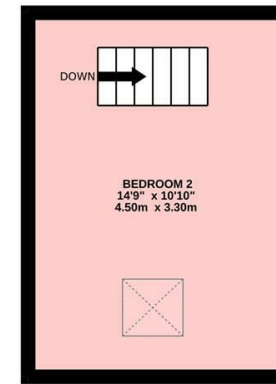
GROUND FLOOR
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.9 sq.m.) approx.



2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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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Nelson Street - 18622049
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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