



colin ellis

## Victoria Road, Scarborough, YO11 1SF

Close to Scarborough Town Centre and benefitting from being fully renovated throughout this ground floor studio flat benefits from an en suite bathroom, new kitchen and comes fully double glazed. Offered to the market with no onward chain and soon to be tenanted this property would be of interest to an investor.

Guide Price £50,000





## **LIVING ROOM/ KITCHEN AREA/BEDROOM AREA**

*6.83 x 3.53 (22'4" x 11'6")*

uPVC double glazed sash window, fitted blinds, fitted kitchen with a range of cupboards and drawers, stainless steel sink, extractor, space for washing machine and undercounter fridge/freezer, wall heater, 2 ceiling lights.

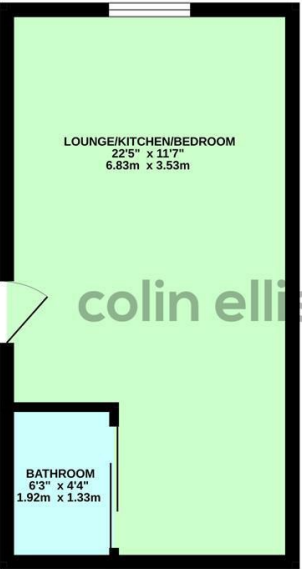
## **ENSUITE**

Electric shower cubicle w/c wash hand basin, ceiling light and extractor fan.





GROUND FLOOR  
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 259 sq.ft. (24.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 3.0.0.0

Victoria Road - 18678982  
Council Tax Band - A  
Tenure - Leasehold

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		
(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	



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