



colin ellis

Columbus Ravine, Scarborough, YO12 7QU

A rare opportunity to own two self contained modern apartments close to Peasholm Park, Scarborough town centre and The North Bay Beach. In fantastic condition throughout both apartments have had a scheme of modernisations with modern kitchens and bathrooms and outside there is off street parking. The ground floor apartment split over two floors is currently fully tenanted bringing in an income of £9,500 and the upper floor apartment will be vacant upon possession. Viewing is highly recommended.

Guide Price £340,000



FLAT ONE

KITCHEN

4.8 x 3.4 (15'8" x 11'1")

Base, wall and drawer units, wood worktop, integrated oven, gas hob and dishwasher, sink/drain unit, mixer tap, uPVC double glazed window, double radiator, power points and stairs to basement.

LOUNGE

4.7 x 3.7 (15'5" x 12'1")

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

UTILITY

3.0 x 1.7 (9'10" x 5'6")

Base units, wood worktop, space for washing machine and tumble dryer, uPVC double glazed window and door, double radiator and power points.

BEDROOM ONE

4.8 x 3.3 (15'8" x 10'9")

Double radiator, uPVC double glazed window and power points.

HALL

Double radiator.

BEDROOM TWO

4.4 x 4.2 (14'5" x 13'9")

Double radiator, uPVC double glazed window and power points.

BATHROOM

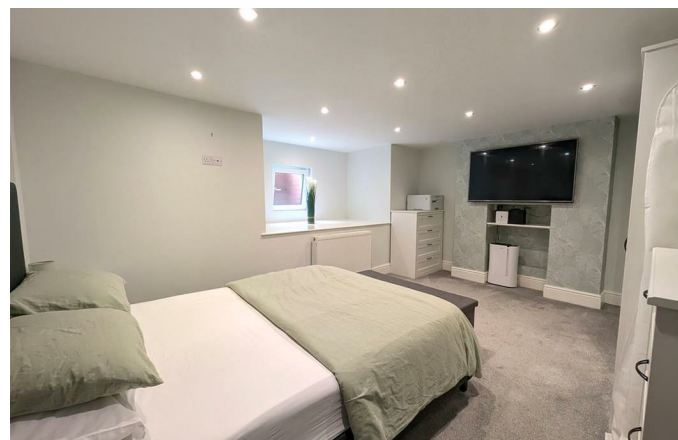
1.5 x 2.9 (4'11" x 9'6")

Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and ladder radiator.

OUTSIDE

Rear parking space.

FLAT 2



FIRST FLOOR LANDING

Ceiling lights and radiators.

LIVING ROOM

4.86 x 4.57 (15'11" x 14'11")

Radiators, uPVC double glazed window and ceiling light.

KITCHEN

2.95 x 2.96 (9'8" x 9'8")

Fitted kitchen with a range of cupboards and draws, uPVC double glazed window and door to spiral stairs and balcony. space for fridge/freezer and washing machine, ceiling light, extractor fan, integrated oven, hob and microwave and splash back.

BATHROOM

2.70 x 1.57 (8'10" x 5'1")

Bath with shower over, glass screen, hand basin with vanity unit, wc, uPVC double glazed frosted window, extractor fan, and heated towel rail.

SECOND FLOOR LANDING

Sky light, loft access, ceiling light and storage cupboard.

BEDROOM ONE

2.88 x 3.81 (9'5" x 12'5")

Radiator, uPVC double glazed window, and ceiling light.

EN SUITE

2.93 x 0.74 (9'7" x 2'5")

Wc, sky light, hand basin, ceiling light, electric shower cubicle, extractor fan and tiled splash back.

BEDROOM TWO

3.66 x 2.18 (12'0" x 7'15")

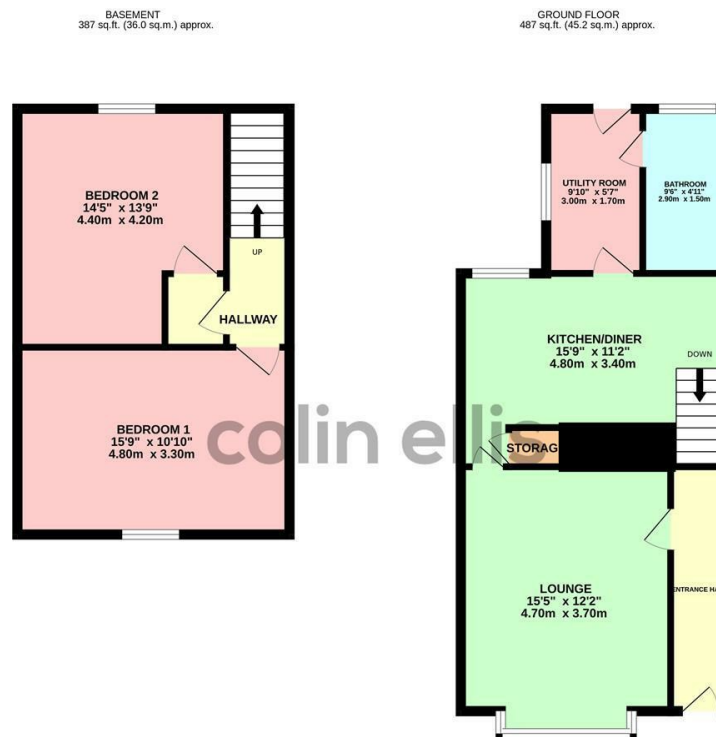
Radiator, uPVC double glazed window and ceiling light.

BEDROOM THREE

3.66 x 2.73 (12'0" x 8'11")

Radiator, uPVC double glazed window and ceiling light.





TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to illustrate approximate size and should be used as such for 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	75	81
(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

Columbus Ravine - 18687306
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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