

colin ellis

## Columbus Ravine, Scarborough, YO12 7QU

In fantastic condition throughout this ground floor apartment has undergone a scheme of modernisation including a modern kitchen and bathroom and benefits from off street parking to the rear.

The apartment is split over two floors with the living room, kitchen diner, utility room and bathroom to the ground floor and two bedrooms on the lower ground floor making it perfect for first-time buyers, families, or investors looking for a property in a desirable location and within close proximity to local amenities and the beautiful Scarborough coastline.

Guide Price £160,000





## LOUNGE

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

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

## 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/drainer unit, mixer tap, uPVC double glazed window, double radiator, power points and stairs to basement.

## 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.

## BEDROOM TWO

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

Double radiator, uPVC double glazed window and power points.

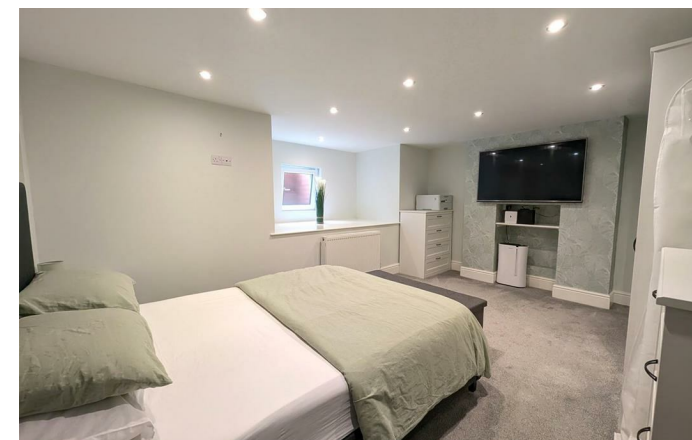
## BATHROOM

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.

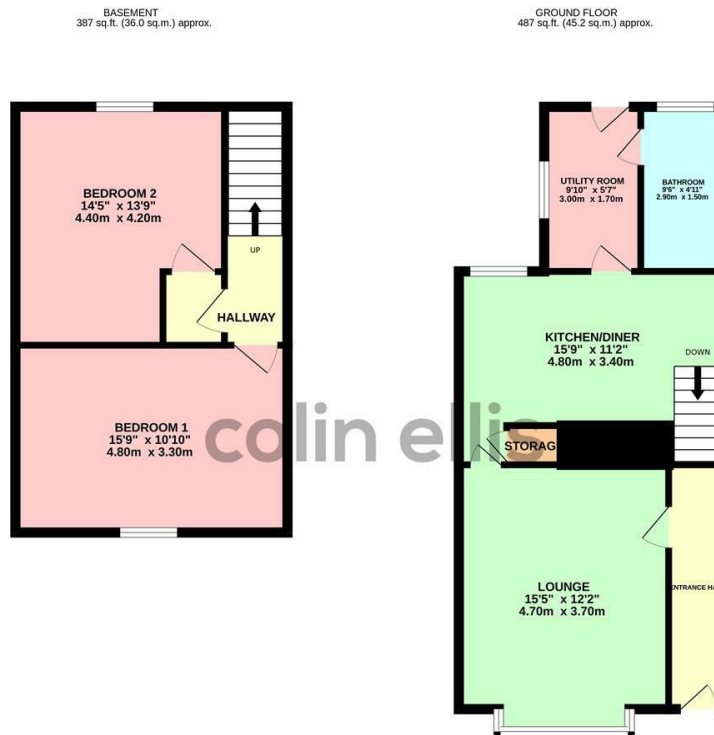
## OUTSIDE

Rear parking space.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Columbus Ravine - 18705700**  
**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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