



colin ellis

Limestone Road, Scarborough, YO13 0DG

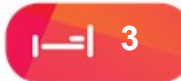
Located in the village of Burniston, Scarborough, this property on Limestone Road presents a unique opportunity for those seeking a project to make their own. Set on a generous plot, the home boasts three good-sized bedrooms, providing ample space for families or those looking to create a comfortable retreat.

While the property is in need of refurbishment, it offers a blank canvas for potential buyers to unleash their creativity and design preferences. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

The village location adds to the appeal, offering a sense of community and tranquillity, while still being conveniently close to the amenities and attractions of Scarborough. This property is perfect for those who appreciate the charm of village life and are ready to invest in a home that can be transformed into a personal sanctuary.

With its spacious layout and potential for enhancement, this property is an exciting prospect for anyone looking to create their ideal living space in a picturesque setting. Don't miss the chance to explore the possibilities that await you at Limestone Road.

Guide Price £300,000



PROPERTY DESCRIPTION

This property briefly compromises of open entrance hall, kitchen, dining/living room, three bedrooms, bathroom and a separate wc.

ENTRANCE HALL

KITCHEN

2.91 x 1.47 (9'6" x 4'9")

DINING/LIVING ROOM

3.25 x 5.42 (10'7" x 17'9")

BEDROOM

4.49 x 2.99 (14'8" x 9'9")

BEDROOM

2.68 x 2.99 (8'9" x 9'9")

BATHROOM

2.59 x 2.03 (8'5" x 6'7")

WC

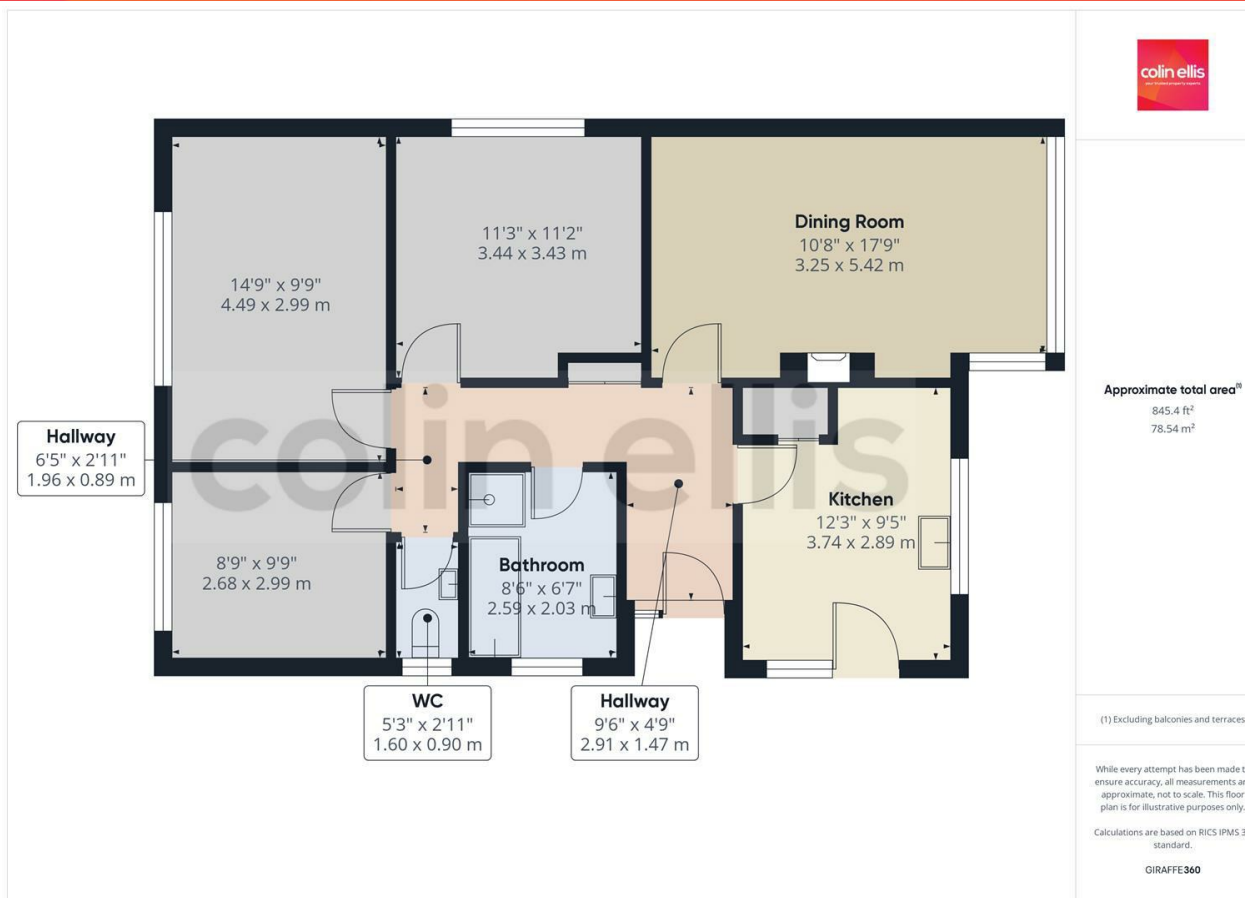
1.60 x 0.90 (5'2" x 2'11")

BEDROOM

3.44 x 3.43 (11'3" x 11'3")







Limestone Road - 18704058

Council Tax Band - D

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		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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