



colin ellis

## Victoria Street, Scarborough, YO12 7SS

In need of renovation this terraced house presents an excellent opportunity for those seeking a project to make their own. The property provides good accommodation with two reception rooms, three bedrooms and two bathrooms.

The area offers a wealth of amenities, including shops, restaurants, and recreational activities and within walking distance to the beach and local parks.

Whether you are a first-time buyer or an investor this terraced home on Victoria Street is a promising opportunity to explore. Embrace the chance to breathe new life into this property and make it your own in the heart of Scarborough.

Guide Price £99,000





## PROPERTY DESCRIPTION

This property briefly comprises of an entrance hall leading to living room, dining room, bathroom and kitchen with entrance to the rear yard. The first floor has three bedrooms and a family bathroom.

### ENTRANCE HALL

### DINING ROOM

2.88 x 3.12 (9'5" x 10'2")

### KITCHEN

2.69 x 2.70 (8'9" x 8'10")

### LIVING ROOM

3.81 x 3.06 (12'5" x 10'0")

### BATHROOM

1.64 x 1.10 (5'4" x 3'7")

### BEDROOM

2.87 x 3.91 (9'4" x 12'9")

### BEDROOM

2.93 x 2.92 (9'7" x 9'6")

### BATHROOM

2.63 x 2.25 (8'7" x 7'4")

### BEDROOM

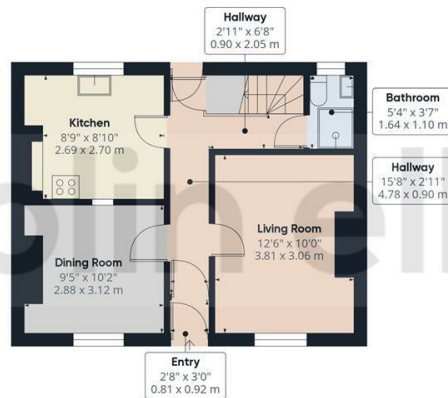
2.65 x 2.10 (8'8" x 6'10")



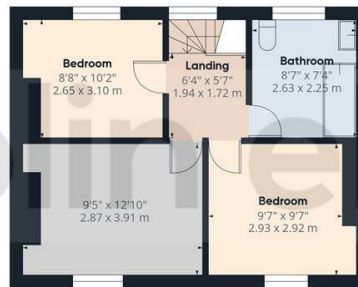




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Floor 1



Floor 2



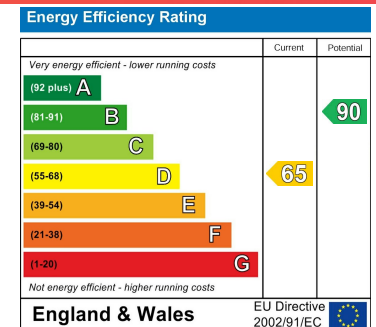
**Approximate total area<sup>®</sup>**  
808.39 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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