

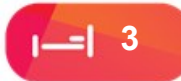
colin ellis

Nansen Street, Scarborough, YO12 7LN

This beautifully presented three bedroom mid terrace property perfectly balances contemporary updates with retained period charm. The home offers three reception rooms, ideal for both everyday living and entertaining guests, a stylish kitchen with marble worktops and a modern bathroom. Lovingly maintained and thoughtfully modernised by the current owner, the property retains original features that add character and warmth.

To the rear, a beautifully tiered west facing garden offers a generous and private outdoor space, ideal for enjoying the afternoon and evening sun. Featuring an outhouse, spacious patio area, mature trees and planted borders its perfect for both relaxing and entertaining.

Offers In The Region Of £240,000



PROPERTY DESCRIPTION

Step through the vestibule into a welcoming hallway, complete with stairs leading to the first floor and convenient ground floor WC. To the front of the home is a bright and spacious bay fronted living room, offering plenty of natural light. A second living room provides an ideal family space and features double doors opening out onto the rear garden. The separate dining room flows seamlessly into a well appointed kitchen, creating an open yet defined layout. Upstairs, the first floor offers three bedrooms and a modern family bathroom. Externally, the property enjoys a charming front garden with steps leading to the entrance, while the rear, a large private west facing garden offers gated access.

LIVING ROOM

4.43 x 3.82 (14'6" x 12'6")

LIVING ROOM

3.94 x 3.23 (12'11" x 10'7")

DINING ROOM

4.03 x 2.39 (13'2" x 7'10")

KITCHEN

3.73 x 2.90 (12'2" x 9'6")

BEDROOM

3.67 x 4.79 (12'0" x 15'8")

BEDROOM

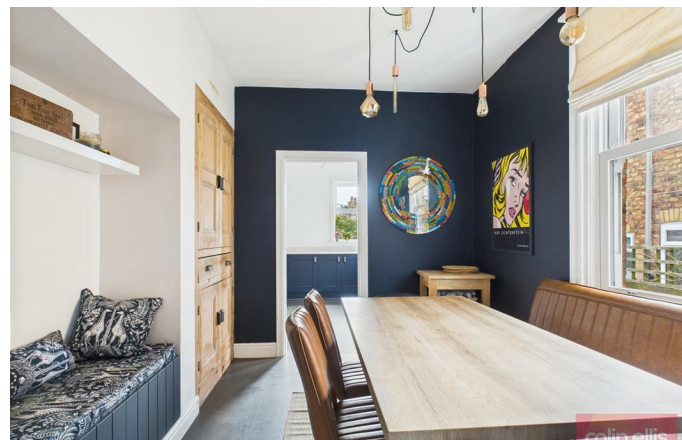
3.96 x 2.91 (12'11" x 9'6")

BEDROOM

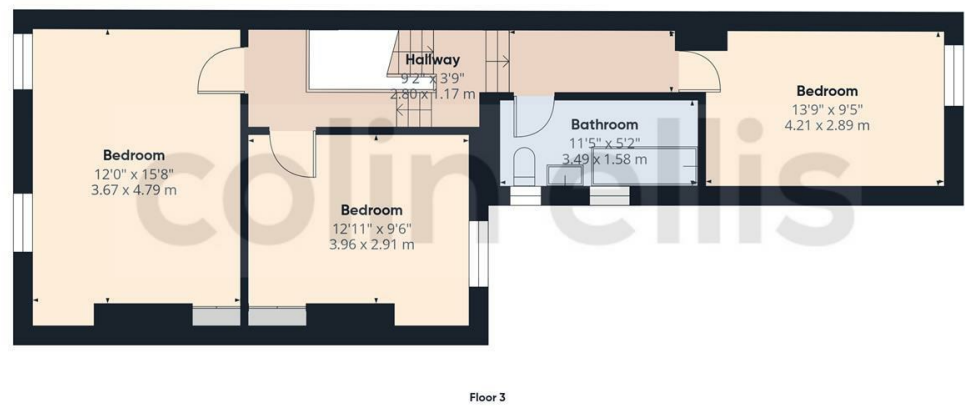
4.21 x 2.89 (13'9" x 9'5")

BATHROOM

3.49 x 1.58 (11'5" x 5'2")







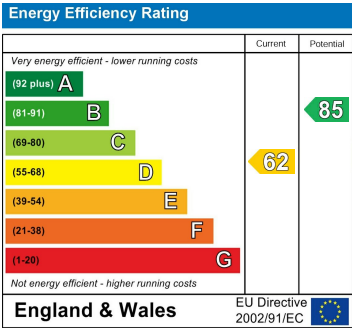
Approximate total area⁽¹⁾
1274 ft²
118.5 m²

(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.
GIRAFFE360

Nansen Street - 18711934
Council Tax Band - C
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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