



# colin ellis



## Victoria Street,

Scarborough, YO12 7SS

Located in a popular and well-established residential area, this spacious two-bedroom terraced house on Victoria Street offers an excellent opportunity for first-time buyers, families, or investors alike.











#### PROPERTY DESCRIPTION

This property briefly comprises of a living room, dining area, kitchen with access to a sun room and rear yard. To the first floor there are two bedrooms and a family bathroom and the third floor has a occasional room.

#### LOUNGE

3.25 x 3.27 (10'7" x 10'8")

#### KITCHEN/DINING ROOM

4.02 x 3.26 (13'2" x 10'8")

#### **SUN ROOM**

3.37 x 2.34 (11'0" x 7'8")

#### **BEDROOM**

3.87 x 2.37 (12'8" x 7'9")

#### **BATHROOM**

1.66 x 2.12 (5'5" x 6'11")

### **BEDROOM**

2.28 x 3.27 (7'5" x 10'8")

#### **OCCASIONAL ROOM**

3.96 x 3.85 (12'11" x 12'7")















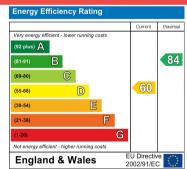






Victoria Street - 18722649 Council Tax Band - A **Tenure - Freehold** 

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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