



colin ellis

Murray Street, Scarborough, YO12 5AB

This well presented one bedroom freehold maisonette is arranged over the ground and lower ground floors, offering spacious and comfortable living just a short walk from the train station, perfect for commuters or first time buyers.

Recently redecorated and featuring new carpets, the property boasts a generous bay fronted living room filled with natural light, a well proportioned bedroom, and a practical layout ideal for modern living. To the rear, a lovely outdoor space, provides a rare and welcome addition for a property of this type.

Set in a convenient location with excellent transport links and local amenities nearby, this charming home is ready to move into.

Guide Price £70,000



LIVING ROOM

3.25 x 4.22 (10'7" x 13'10")

KITCHEN

2.37 x 3.57 (7'9" x 11'8")

WC

1.39 x 1.14 (4'6" x 3'8")

BEDROOM

3.68 x 4.10 (12'0" x 13'5")

BATHROOM

2.21 x 3.21 (7'3" x 10'6")

TENURE

Our vendor has informed us of the following:

- * Deed of Covenant in Place
- * Pets allowed
- * AST's are allowed
- * Holiday lets are allowed

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Murray Street - 18725414

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	77
EU Directive 2002/91/EC		



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**