



colin ellis

## Stepney Avenue, Scarborough, YO12 5BW

Offered to the market with no onward chain, this two-bedroom mid-terrace house presents an exciting opportunity for buyers looking for a project property. The home requires full renovation throughout but offers excellent potential to create a charming residence or attractive rental investment once refurbished.

The accommodation briefly comprises an entrance hallway, front-facing living room with bay window, rear dining room with built-in cupboards, and a kitchen overlooking the rear courtyard. To the first floor are two bedrooms along with a family bathroom.

Outside, the property benefits from an enclosed rear courtyard with brick-built outbuildings, offering useful storage or potential utility space. On-street parking is available to the front.

With scope to modernise and add significant value, this property is ideal for developers, investors, or first-time buyers seeking a home they can truly make their own.

Guide Price £100,000





## LIVING ROOM

3.44 x 2.93 (11'3" x 9'7")

## DINING ROOM

3.21 x 3.20 (10'6" x 10'5")

## KITCHEN

1.78 x 2.23 (5'10" x 7'3")

## BEDROOM

4.18 x 2.99 (13'8" x 9'9")

## BEDROOM

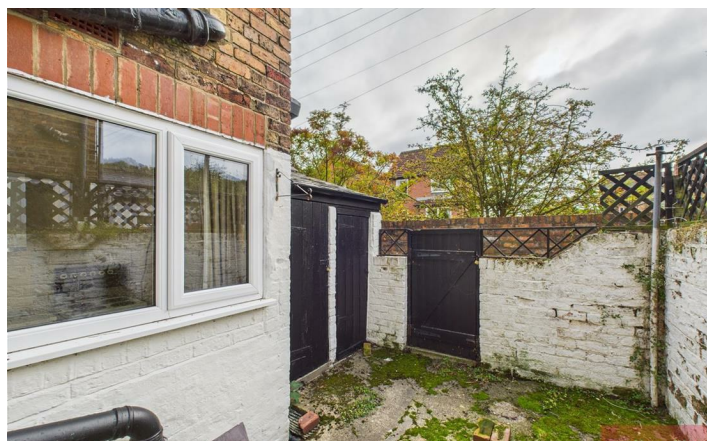
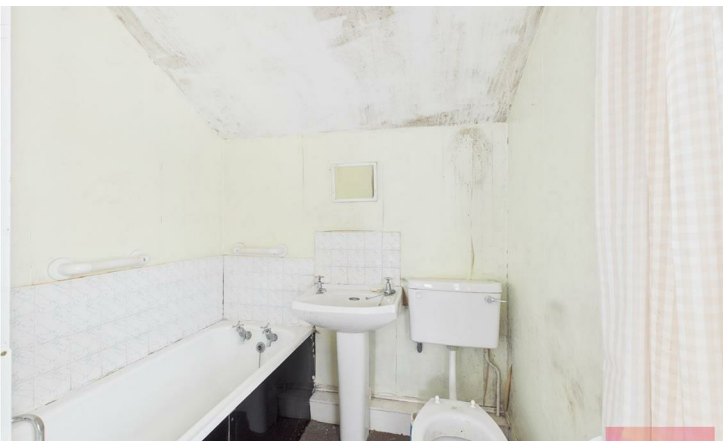
2.38 x 3.20 (7'9" x 10'5")

## BATHROOM

1.79 x 2.22 (5'10" x 7'3")









Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
651 ft<sup>2</sup>  
60.5 m<sup>2</sup>

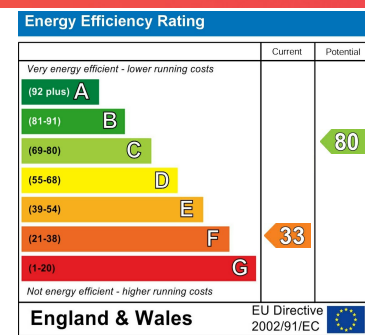
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Stepney Avenue - 18751374**  
**Council Tax Band - B**  
**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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