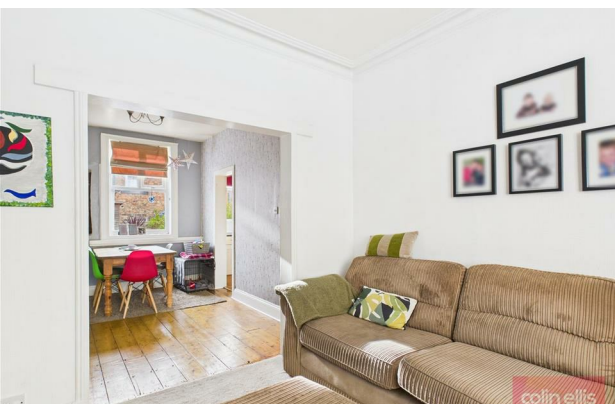




colin ellis

Caledonia Street, Scarborough, YO12 7DW

This well-presented three-bedroom terraced house offers generous living space in a popular and convenient Scarborough location. The property features a living room and a separate dining room ideal for family meals or entertaining. A practical utility room provides additional storage and laundry space, leading out to a low-maintenance rear yard. Upstairs, the home offers three bedrooms, along with a family bathroom. Situated close to local shops, schools, transport links, and within easy reach of Scarborough's town centre and coastline, this property makes an excellent home for first-time buyers, families, or investors.

Guide Price £145,000



ENTRANCE HALL

LIVING ROOM

2.96 x 2.98 (9'8" x 9'9")

DINING ROOM

2.94 x 3.69 (9'7" x 12'1")

KITCHEN

1.78 x 2.85 (5'10" x 9'4")

UTILITY

1.57 x 2.77 (5'1" x 9'1")

BEDROOM

2.92 x 2.72 (9'6" x 8'11")

BEDROOM

2.61 x 2.97 (8'6" x 9'8")

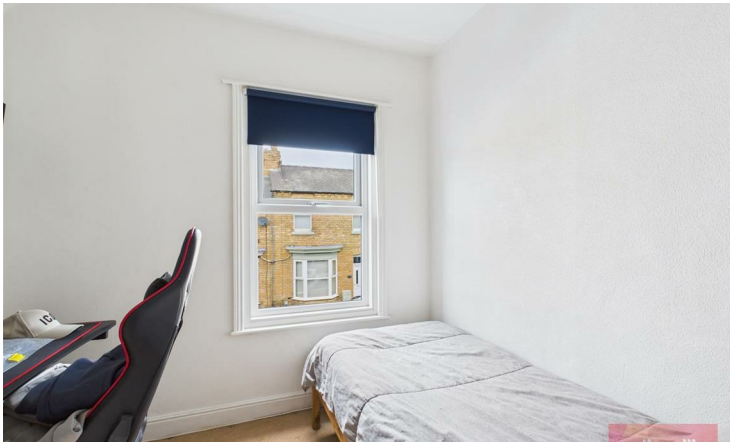
BATHROOM

2.00 x 1.92 (6'6" x 6'3")

BEDROOM

1.98 x 2.99 (6'5" x 9'9")







Floor 1



Floor 2



Approximate total area⁽¹⁾

732 ft²
67.9 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

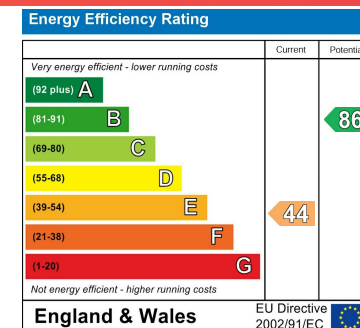
GIRAFFE360

Caledonia Street - 18756302

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

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