



colin ellis

## St. Johns Road, Scarborough, YO12 5ET

Situated on St. Johns Road in Scarborough, this delightful terraced house offers a perfect blend of comfort and convenience. The property features two well-proportioned reception rooms, providing space for both relaxation and entertaining. The two bedrooms are ideal for a small family, a couple, or even as a potential investment opportunity for those looking to enter the rental market. The house boasts a well-appointed bathroom. Externally, there is a back garden, which presents a wonderful outdoor space. This home is suitable for a range of buyers, whether you are a first-time buyer, a small family, or an investor looking for a promising rental property. With its appealing location and practical layout, this terraced house on St. Johns Road is a fantastic opportunity not to be missed.

Guide Price £130,000



## LIVING ROOM

3.25 x 3.09 (10'7" x 10'1")

## DINING ROOM

3.57 x 3.22 (11'8" x 10'6")

## KITCHEN

3.27 x 2.01 (10'8" x 6'7")

## UTILITY AREA

2.26 x 2.02 (7'4" x 6'7")

## BEDROOM

3.24 x 3.77 (10'7" x 12'4")

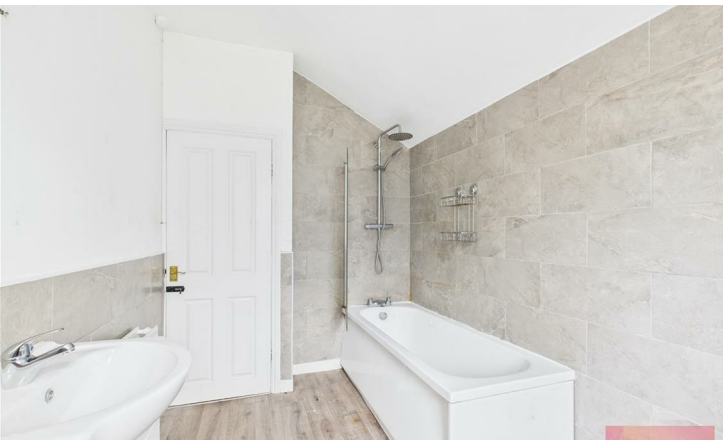
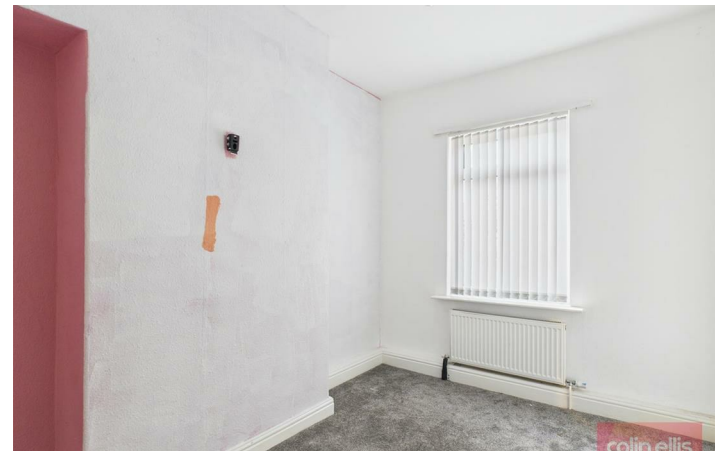
## BATHROOM

3.21 x 2.01 (10'6" x 6'7")

## BEDROOM

3.52 x 2.13 (11'6" x 6'11")







Approximate total area<sup>m</sup>

754 ft<sup>2</sup>

70.1 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(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

**St. Johns Road - 18760678**

**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		
EU Directive 2002/91/EC		



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