



# colin ellis

## Stepney Avenue, Scarborough, YO12 5BW

This attractive period terraced home has been comprehensively refurbished throughout, including a kitchen extension, creating a stylish and practical living space while retaining charming period features. The property is presented in turn-key condition, ideal for owner occupiers or investors alike.

This thoughtfully upgraded home successfully blends traditional charm with modern comfort. Early viewing is highly recommended to fully appreciate the scope of the refurbishment.



**Guide Price £150,000**

2

1

2

C

## PROPERTY DESCRIPTION

The ground floor offers a welcoming entrance leading to a bright bay fronted living room, enhanced by new double glazed sash windows and cast iron radiator that complement the home's character. To the rear is a well proportioned dining room which flows into the extended, newly fitted kitchen, thoughtfully designed with modern units, integrated oven and hob, and excellent storage. Upstairs, the property provides two well sized bedrooms, both freshly redecorated and fitted with new carpets, alongside a stylish newly installed bathroom complete with contemporary tiling, modern fittings, and a shower over bath.

## FURTHER BENEFITS INCLUDE

- Extended kitchen completed as part of the refurbishment
- New central heating system
- New front door
- New double glazed sash windows to the front
- Cast iron radiators to the ground floor
- Full redecoration throughout
- New carpets

### LIVING ROOM

3.08 x 2.95 (10'1" x 9'8")



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### DINING ROOM

3.23 x 3.16 (10'7" x 10'4")



### KITCHEN

1.53 x 4.18 (5'0" x 13'8")

### BEDROOM

4.23 x 2.99 (13'10" x 9'9")

### BEDROOM

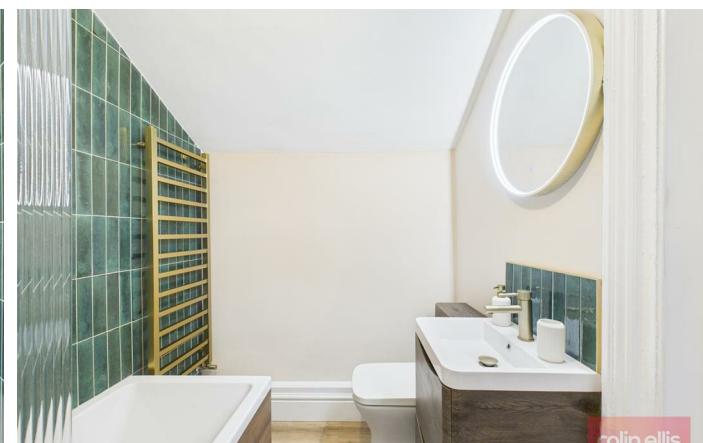
2.51 x 3.15 (8'2" x 10'4")

## BATHROOM

1.74 x 2.25 (5'8" x 7'4")

## DISCLOSURE

In accordance with the Estate Agents Act 1979 and the TPO Code of Practice, we confirm that the vendor of this property is the owner of Colin Ellis Property Services.





The floor plan diagram illustrates the layout of the Dining Room and Hallway. The Dining Room is a rectangular space measuring 10'7" x 10'4" (3.23 x 3.16 m). The Hallway is a narrow rectangular space measuring 3'2" x 8'11" (0.97 x 2.74 m). The diagram shows the relative positions of these rooms and the flow between them.



### Approximate total area<sup>(1)</sup>

675

62.7 m<sup>2</sup>



Floor 2

(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 - 18736430

## **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.

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

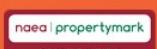
Not energy efficient - higher running costs

Current Potential

81

70

EU Directive 2002/91/EC



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