



Commercial Street, Scarborough, YO12 5ER

Centrally located for Falsgrave this THREE BEDROOM TERRACED home is split over THREE FLOORS and is offered with NO ONWARD CHAIN. IN NEED OF RENOVATION works this property offers a good sized kitchen, yard and three good sized bedrooms. Only a short walk away from local shops, a large supermarket and the railway station this property is perfectly placed and would make a great home. Viewing is highly recommended.

Guide Price £115,000



ENTRANCE

uPVC double glazed front door into entrance hall with radiator, ceiling light and stairs to first floor.

LIVING ROOM

3.57 x 3.27 (11'8" x 10'8")

uPVC double glazed bay window, radiator, coving, ceiling light and opening to dining room.

DINING ROOM

4.31 x 3.45 (14'1" x 11'3")

Ceiling light, coving, radiator, uPVC double glazed window and opening into living room.

KITCHEN

4.16 x 2.39 (13'7" x 7'10")

uPVC double glazed window, uPVC double glazed door, wall mounted boiler, fitted kitchen with range of cupboards and drawers, cooker, extractor, ceiling light, tiled splash back, stainless steel sink and radiator.

FIRST FLOOR LANDING

uPVC double glazed window, ceiling light, under stairs cupboard and stairs to second floor.

BEDROOM ONE

4.32 x 3.04 (14'2" x 9'11")

uPVC double glazed window, ceiling light, radiator and storage cupboard.

BEDROOM TWO

3.37 x 2.63 (11'0" x 8'7")

uPVC double glazed window, radiator and ceiling light.



BATHROOM

2.59 x 1.44 (8'5" x 4'8")

WC, hand basin, walk in shower with electric shower and mains shower, extractor fan, wet walling, ceiling light, tiled walls and radiator.

STAIRS TO SECOND FLOOR

BEDROOM THREE

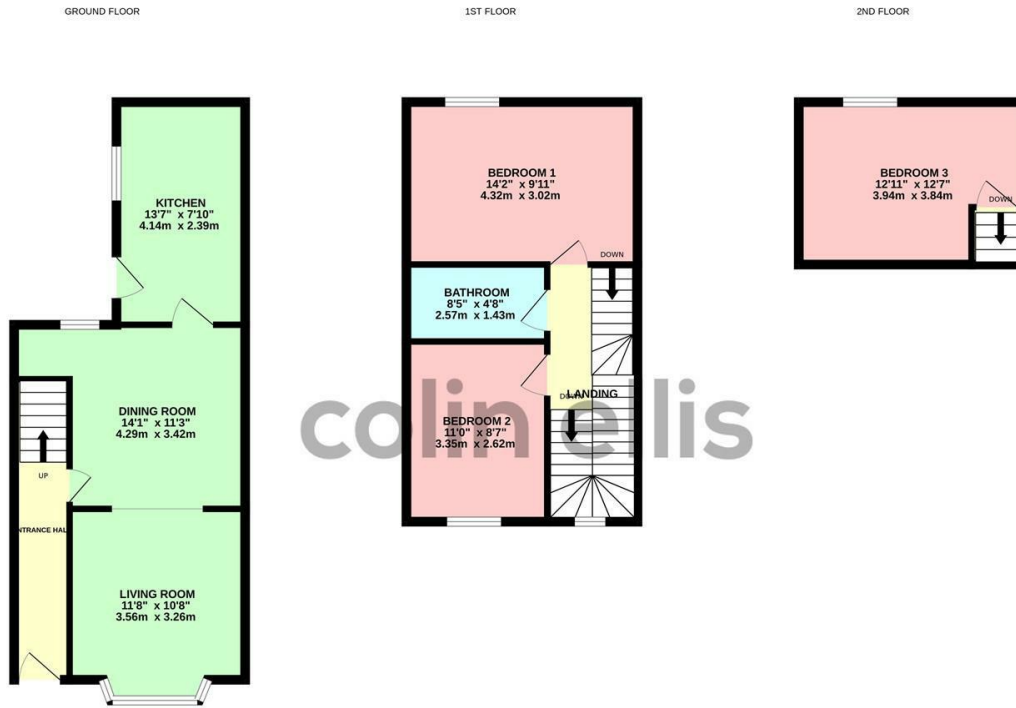
3.96 x 3.85 (12'11" x 12'7")

uPVC double glazed window, built in storage cupboard, ceiling light and radiator.

OUTSIDE

To the front is a courtyard entrance leading to the front door. To the rear is an enclosed yard with gate to shared access path.





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Commercial Street - 18575004
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(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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