



colin ellis

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Columbus Ravine, Scarborough, YO12 7QZ

Set over three floors, this generously proportioned four bedroom mid terrace property offers fantastic potential for renovation and modernisation. Located within easy reach of the beach and local amenities, it combines charm, space and an enviable coastal location.

The property features a bright, bay fronted living room and a spacious main bedroom, also with a lovely bay window. To the rear, a yard offers outdoor space. With its generous layout, sought after location and exciting potential, this property is not to be missed.

Guide Price £150,000

4

1

2

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LIVING ROOM

4.49 x 3.47 (14'8" x 11'4")

DINING ROOM

3.52 x 3.60 (11'6" x 11'9")

KITCHEN

3.50 x 3.36 (11'5" x 11'0")

BEDROOM

3.43 x 4.58 (11'3" x 15'0")

BEDROOM

3.61 x 2.45 (11'10" x 8'0")

BATHROOM

1.60 x 2.38 (5'2" x 7'9")

BEDROOM

3.41 x 4.18 (11'2" x 13'8")

BEDROOM

3.64 x 2.51 (11'11" x 8'2")







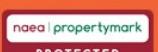
Columbus Ravine - 18722940

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D		60
(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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