colin ellis

Gildercliffe,

Scarborough, YO12 6NT

Guide Price £110,000

Located in the area of Gildercliffe, this three-bedroom semi-detached property presents an exciting opportunity for buyers looking to put their own stamp on a home. Offered with no onward chain, the property is in need of modernisation, making it ideal for those seeking a project or wishing to create their perfect family home.

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LIVING ROOM
3.79 x 3.85 (12'5" x 12'7")

DINING ROOM
2.99 x 2.63 (9'9" x 8'7")

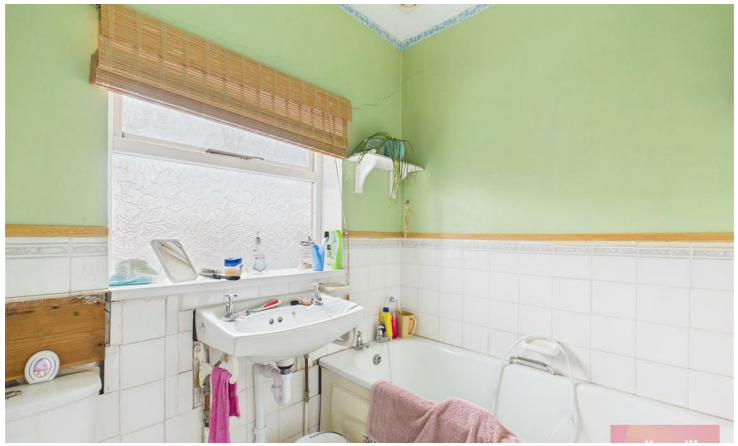
KITCHEN
2.73 x 3.19 (8'11" x 10'5")

BEDROOM
2.75 x 3.91 (9'0" x 12'9")

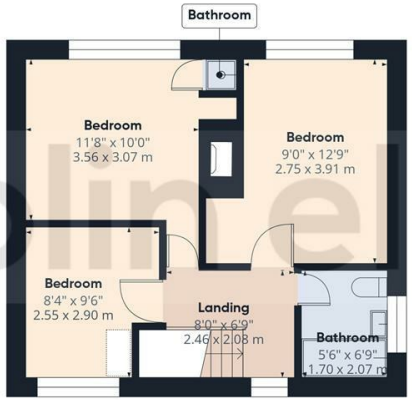
BEDROOM
3.56 x 3.07 (11'8" x 10'0")

BATHROOM
1.70 x 2.07 (5'6" x 6'9")

BEDROOM
2.55 x 2.90 (8'4" x 9'6")



Floor 1



Floor 2

Approximate total area(1)
825 ft²
76.6 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

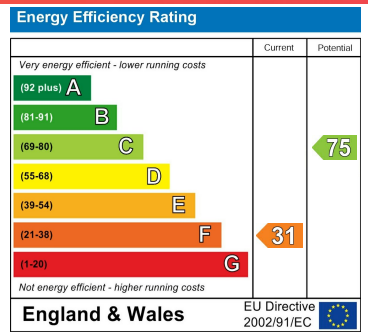
Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

Gildercliffe - 18744672
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.



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