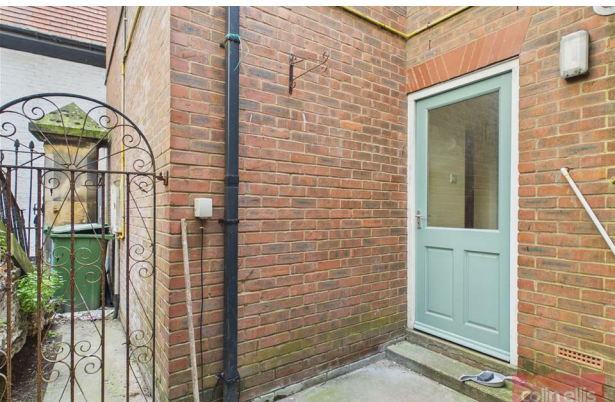




colin ellis

Sandside, Scarborough, YO11 1PE

Situated within the heart of Scarborough's historic Old Town, this two bedroom semi-detached home enjoys a unique position on the charming cobbled passage of The Bolts, just moments from the golden sands, harbour and attractions of South Bay. The Bolts is one of Scarborough's historic medieval alleyways, offering a distinctive setting steeped in local history, while remaining just a short walk from cafés, restaurants, the seafront and town centre amenities.

This deceptively spacious home has been thoughtfully arranged over two floors, with an upside-down layout designed to make the most of the bright and airy living accommodation.

Guide Price £120,000



PROPERTY DESCRIPTION

The ground floor comprises an entrance hall leading to two well proportioned bedrooms together with a modern family bathroom featuring both a bath and separate shower enclosure.

To the first floor is an impressive open-plan lounge/diner, filled with natural light from dual aspect sash-style windows, creating an ideal space for relaxing or entertaining. The contemporary fitted kitchen offers a range of shaker-style wall and base units, ample worktop space, integrated oven and hob, and benefits from a large roof lantern flooding the room with daylight.

This property would make an ideal permanent residence, coastal second home or holiday let investment, thanks to its enviable location just a stone's throw from Scarborough's South Bay, harbour and historic Old Town.

LOCATION

The Bolts is a picturesque and historic pedestrian lane situated within Scarborough's Old Town, offering immediate access to the South Bay seafront. The beach, harbour, Marine Drive, restaurants, public houses, independent shops and Scarborough Spa are all within easy walking distance, making this an exceptional location for those seeking the best of coastal living. Scarborough's South Bay remains the town's traditional seaside destination, renowned for its sandy beach, harbour, promenade and wide range of attractions.

LOUNGE DINER

5.93 x 4.07 (19'5" x 13'4")



KITCHEN

4.10 x 1.76 (13'5" x 5'9")

BEDROOM

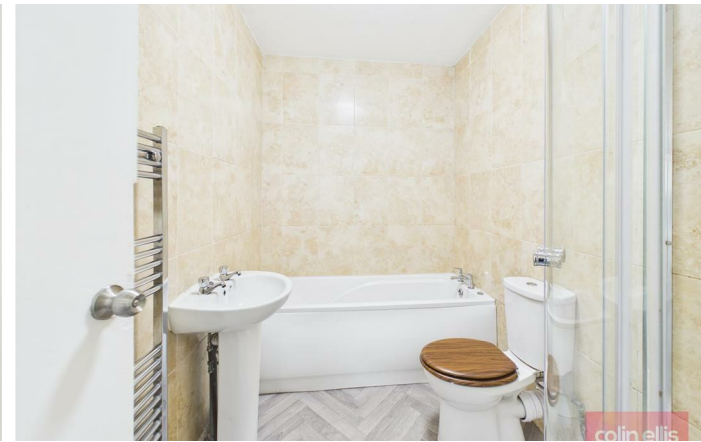
2.38 x 4.05 (7'9" x 13'3")

BEDROOM

2.45 x 3.09 (8'0" x 10'1")

BATHROOM

2.60 x 1.74 (8'6" x 5'8")





Approximate total area⁽¹⁾
633 ft²
58.8 m²

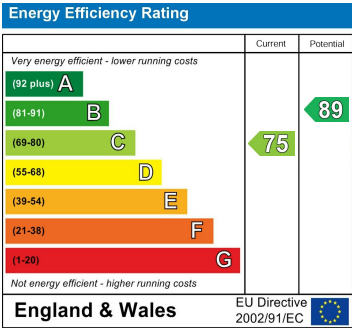
(1) Excluding balconies and terraces

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

GIRAFFE360

Sandside - 18813260
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.



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