



colin ellis



West Street,

Scarborough, YO11 2QL

Guide Price £107,000

Situated in the heart of Scarborough's sought-after South Cliff area, this well-presented third-floor flat offers comfortable and versatile living just moments from the Esplanade, South Bay beach, and local amenities. The property features two bedrooms, a bright and spacious living and dining area, and a separate kitchen. This charming home would be perfect for first-time buyers, investors, or those seeking a coastal retreat.

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LIVING/DINING AREA
6.32 x 4.32 (20'8" x 14'2")

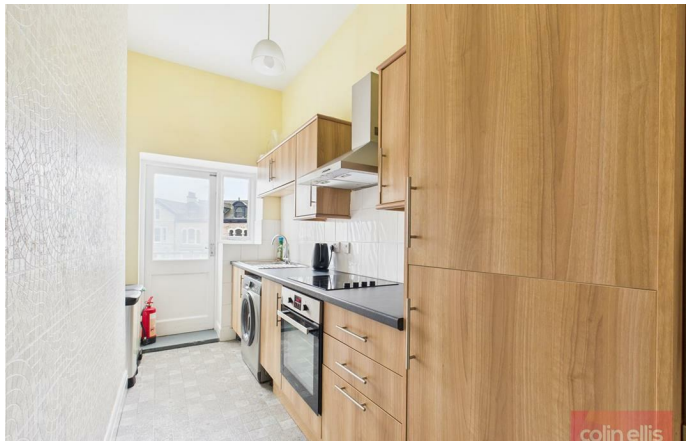
KITCHEN
4.06 x 1.52 (13'3" x 4'11")

BEDROOM
4.98 x 2.11 (16'4" x 6'11")

BATHROOM
3.87 x 1.78 (12'8" x 5'10")

BEDROOM
4.04 x 2.30 (13'3" x 7'6")

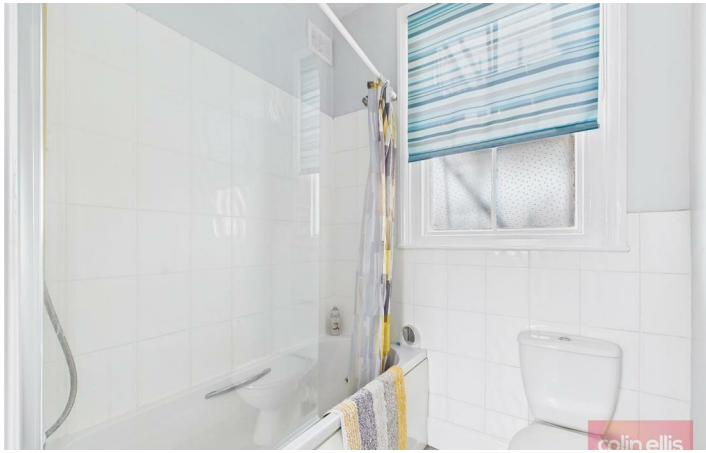






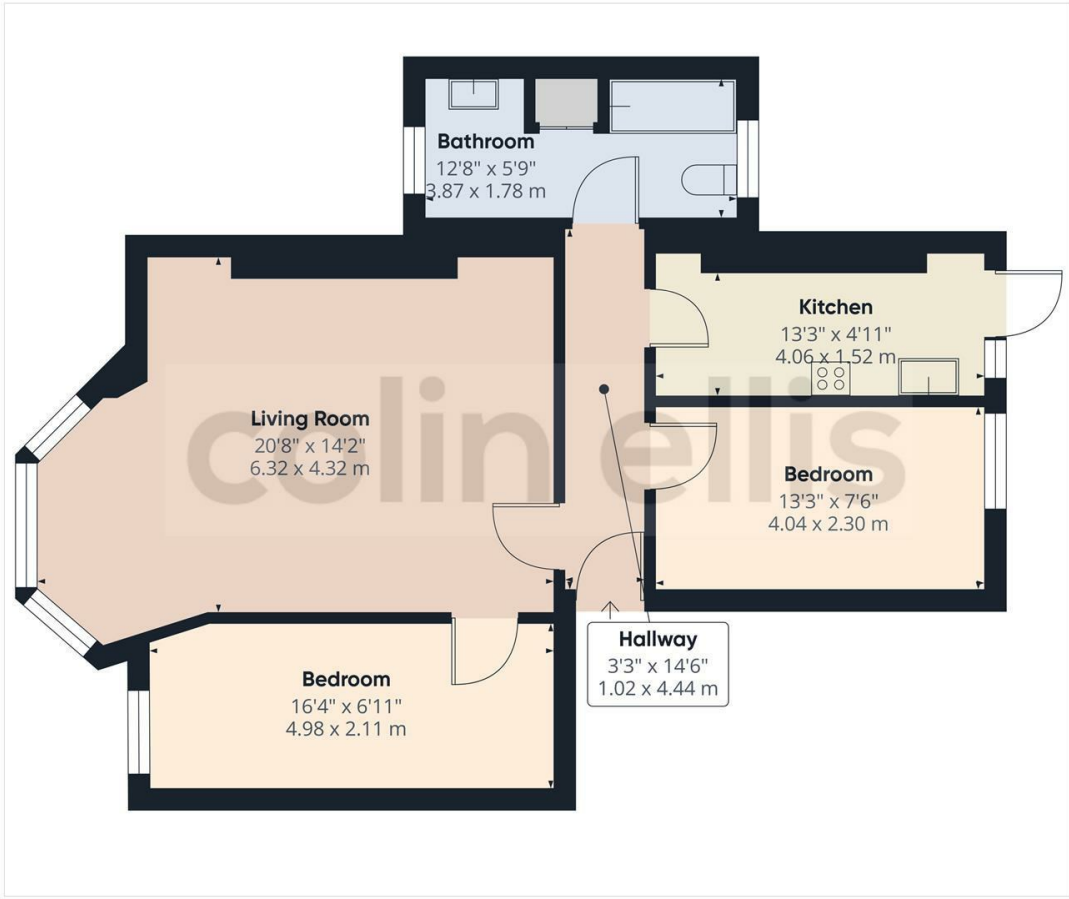












Approximate total area(1)

677 ft²

62.9 m²

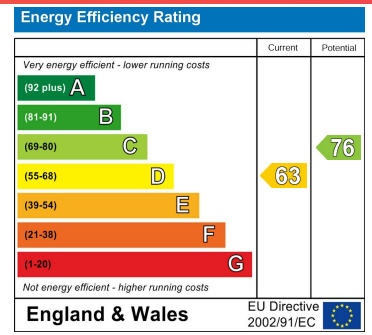
(1) Excluding balconies and terraces

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

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West Street - 18747348
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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