



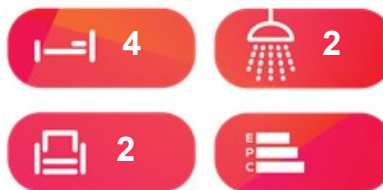
colin ellis

Princess Street, Scarborough, YO11 1QR

Located in the heart of Scarborough's picturesque Old Town, this beautifully presented 4-bedroom terraced home offers a perfect blend of modern comfort and timeless charm. Just a short stroll from local shops, cafes, the harbour, and the beach, the location is ideal for both relaxed coastal living and profitable holiday letting.

This stylish home has been tastefully modernised throughout, offering a light-filled interior with a warm, welcoming ambiance. The spacious layout includes a well-appointed kitchen, comfortable living areas, and four generously sized bedrooms, many boasting lovely sea views.

Guide Price £400,000



PROPERTY DESCRIPTION

This property briefly comprises of an entrance hall leading to a living room, dining room and kitchen. To the lower ground floor there is a basement. To the first floor of the property there is a bedroom, family bathroom, bedroom and the top floor there are a further two bedrooms and a bathroom. Externally the property has a rear yard.

ENTRANCE HALL

LIVING ROOM

3.42 x 4.27 (11'2" x 14'0")

DINING ROOM

2.65 x 3.78 (8'8" x 12'4")

KITCHEN

2.34 x 5.09 (7'8" x 16'8")

CELLAR

4.74 x 2.98 (15'6" x 9'9")

BEDROOM

3.51 x 2.82 (11'6" x 9'3")

BATHROOM

1.76 x 2.74 (5'9" x 8'11")

BEDROOM

4.52 x 4.19 (14'9" x 13'8")

BEDROOM

4.25 x 4.36 (13'11" x 14'3")

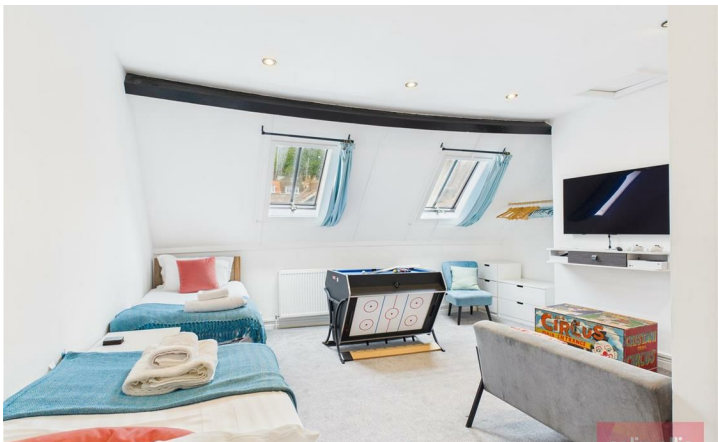
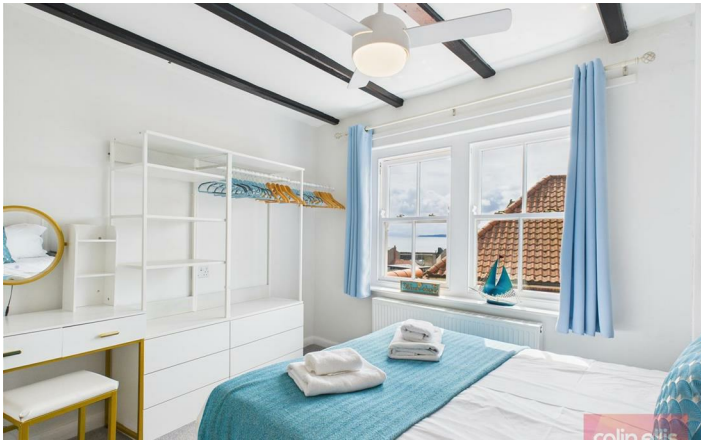
BATHROOM

2.49 x 0.87 (8'2" x 2'10")

BEDROOM

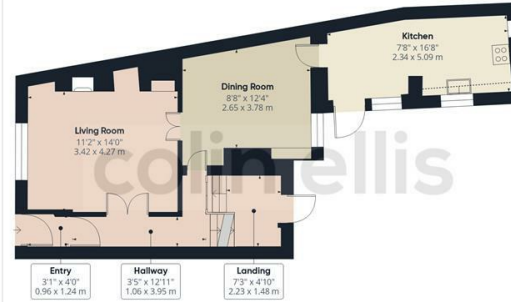
3.54 x 2.89 (11'7" x 9'5")







Floor -1



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

1529 ft²
141.9 m²

Reduced headroom

37 ft²
3.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Princess Street - 18712219

Council Tax Band - C

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		
(69-80) C		
(55-68) D		
(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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