



colin ellis

Spring Bank, Scarborough, YO12 4DZ

Situated on Spring Bank, this beautifully presented two-bedroom terraced house offers generous living space, modern finishes, and excellent versatility. Perfect for first-time buyers, young families, or investors, this home combines character with contemporary comfort. The property features a welcoming living room, dining room, ideal for entertaining or family meals. The modern kitchen boasts stylish units and ample workspace, making it both practical and attractive. Upstairs, you'll find two bedrooms alongside a family bathroom additional loft room, offering a fantastic flexible space for storage. Outside, the property benefits from on-street parking, with local shops, transport links, and amenities all within easy reach.

Guide Price £140,000



ENTRANCE HALL

LIVING ROOM

3.17 x 4.09 (10'4" x 13'5")

DINING ROOM

3.22 x 3.63 (10'6" x 11'10")

KITCHEN

1.99 x 5.91 (6'6" x 19'4")

BEDROOM

4.30 x 3.29 (14'1" x 10'9")

BATHROOM

2.02 x 4.02 (6'7" x 13'2")

BEDROOM

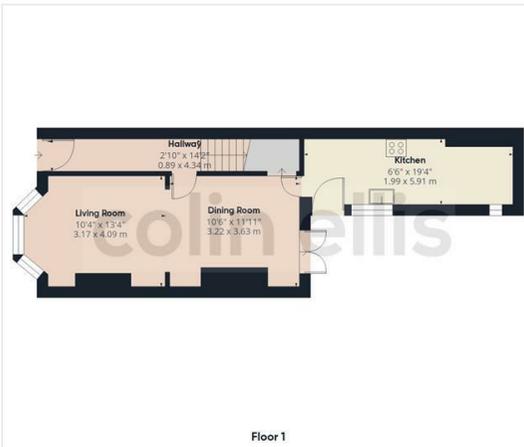
2.58 x 3.64 (8'5" x 11'11")

LOFT ROOM

3.80 x 4.54 (12'5" x 14'10")







Floor 1



Floor 2



Floor 3



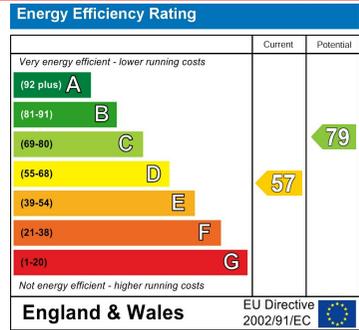
Approximate total area⁽¹⁾
 953 ft²
 88.6 m²
 Reduced headroom
 65 ft²
 6 m²

(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



England & Wales EU Directive 2002/91/EC

Spring Bank - 18754912
Council Tax Band - A
Tenure - Freehold

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