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For over 30 years

1 Ewart Street, Scarborough

Guide Price £117,500



1 Ewart Street

Scarborough, Scarborough

- Generous lounge, modern Kitchen and Bathroom
- Enclosed rear yard area
- Two bedrooms
- Newly modernised semi- detached property conveniently located for local amenities
- Immaculately presented
- Vacant possession and no onward chain
- Ideal first time buy or investment property

Located in the well positioned area of Ewart Street, Scarborough, this newly modernised home presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat by the coast.

The layout offers a sense of privacy while still being part of a friendly neighbourhood. The interior boasts a warm and welcoming atmosphere with neutral tones throughout perfect for both relaxation and entertaining. Natural light floods the living spaces, enhancing the overall appeal of the home.

The property has recently undergone a full scheme of modernisation including new decor throughout and new kitchen and bathroom appointments. In our opinion the property is ready to move into and enjoy. The property also benefits from gas heating and double glazing.

Located conveniently for the town centre and south bay beach the property should appeal to a variety of purchasers.

Ideal first time buy, buy to let or second home/
holiday let





Entrance Hall

Lounge

Dimensions: 4.3 x 3.4 (14'1" x 11'1").

Kitchen

Dimensions: 2.7 x 2.4 (8'10" x 7'10").

Rear Lobby

Dimensions: 2.2 x 1.2 (7'2" x 3'11").

Bathroom (ground floor)

Dimensions: 2.1 x 1.9 (6'10" x 6'2").

First Floor

Bedroom One

Dimensions: 4.3 x 3.4 (14'1" x 11'1").

Bedroom Two

Dimensions: 2.7 x 2.4 (8'10" x 7'10").

Outside

An enclosed rear yard with gated access.

Tenure

Freehold

Council tax and EPC

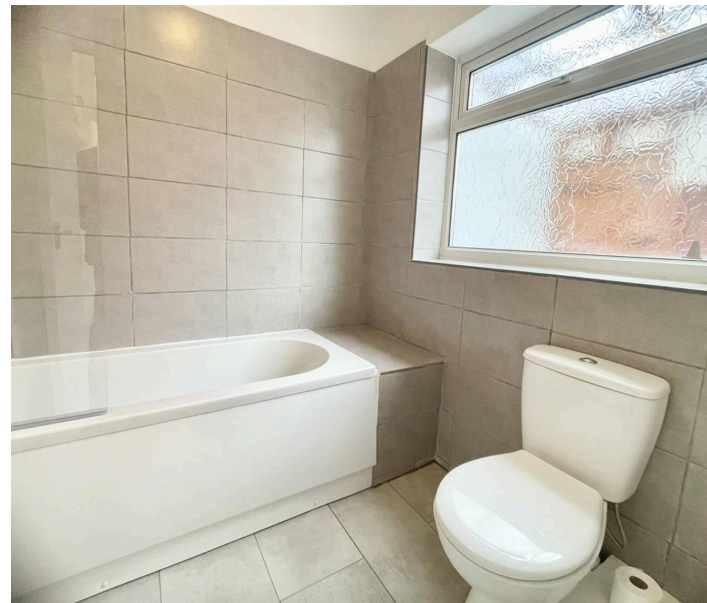
Council tax - Band A EPC - 58 D

Details prepared by/ date

GV 06/07/25

HMRC DISCLAIMER

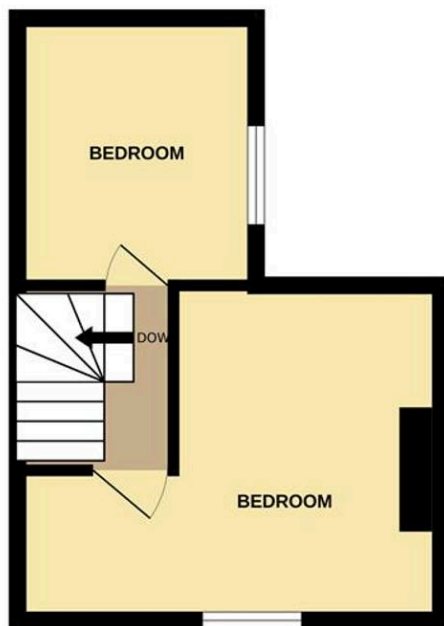
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132