



colin ellis

Greenfield Road, Scarborough, YO11 2LP

Located on Greenfield Road in Scarborough, this delightful terraced house offers a wonderful opportunity for those looking to create their dream home. Inside, you will find two reception rooms. The two well-proportioned bedrooms provide ample space for relaxation, while the bathroom offers the essential facilities for modern living. Whether you are a first-time buyer or an investor, this terraced house presents a fantastic opportunity to create a home that reflects your style and preferences.

Guide Price £100,000



LIVING ROOM

5.14 x 2.93 (16'10" x 9'7")

DINING ROOM

3.69 x 3.44 (12'1" x 11'3")

KITCHEN

4.22 x 1.91 (13'10" x 6'3")

UTILITY ROOM

1.62 x 0.88 (5'3" x 2'10")

LAUNDRY ROOM

1.42 x 0.94 (4'7" x 3'1")

BEDROOM

4.38 x 4.21 (14'4" x 13'9")

BATHROOM

2.06 x 1.43 (6'9" x 4'8")

BEDROOM

3.72 x 2.77 (12'2" x 9'1")





colin ellis



Floor 1



Floor 2



Approximate total area⁽¹⁾
922 ft²
85.8 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

Greenfield Road - 18758522

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk