



## 44 Ramsey Street

, Scarborough, YO12 7LR

**Guide Price £175,000**



Situated on a popular residential street, conveniently located for Scarborough town centre and the open green spaces of Manor Road Park, this three-bedroom terraced house offers well-proportioned accommodation suited to a range of buyers. The property benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises a lounge, separate dining room and kitchen to the ground floor, providing practical living space for everyday family life. To the first floor are three bedrooms and a family bathroom, offering comfortable accommodation with scope for personalisation to suit individual tastes.

Conveniently positioned for local amenities, schools and transport links, the property represents an excellent opportunity for first-time buyers, families or investors alike. Early viewing is recommended to appreciate the accommodation and location on offer.



## FORECOURT FRONT

Leading to

## UPVC FRONT DOOR

## PORCH

Original tiled floor, glazed door leading to

## HALLWAY

Radiator

**LOUNGE 13'0" x 11'2" (3.98 x 3.41)**

**DINING ROOM 12'0" x 11'2" (3.66 x 3.41)**

**KITCHEN 13'5" x 8'0" (4.10 x 2.46)**

**BEDROOM ONE 14'11" x 11'3" (4.56 x 3.44)**

**BEDROOM TWO 12'2" x 9'6" (3.72 x 2.92)**

**BEDROOM THREE 8'3" x 6'11" (2.52 x 2.12)**

**BATHROOM 12'2" x 4'3" (3.72 x 1.32)**

## OUTSIDE

Forecourt front and large enclosed rear yard with utility cupboard which is plumbed for a washing machine

## HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

## Area Map

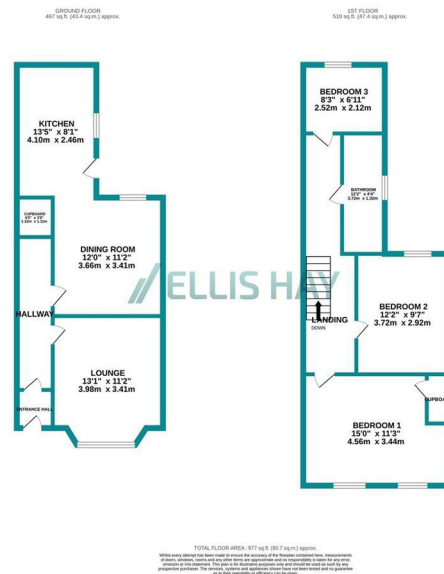


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band: B**

**Tenure: Freehold**



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property