



colin ellis

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Trinity Road, Scarborough, YO11 2TR

Guide Price £165,000

A rare opportunity to acquire this beautifully presented two bedroom duplex maisonette, set within an impressive Grade II listed church conversion on Scarborough's sought-after South Side. Offering a unique blend of character and contemporary living, the property retains a wealth of original architectural features including vaulted ceilings, exposed beams, stonework and arched windows.



PROPERTY DESCRIPTION

This striking apartment is arranged over two floors and briefly comprises a welcoming entrance hall leading to two well-proportioned bedrooms, with the principal benefitting from an en-suite shower room, alongside a separate modern family bathroom. To the upper level, the property opens into a stunning open-plan kitchen, dining and living area, forming the heart of the home. This impressive space is enhanced by high vaulted ceilings, exposed timber beams, and feature stone archways, creating a bright and airy environment ideal for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units and ample space for dining.

An ideal purchase for a variety of buyers including first-time buyers, investors, or those seeking a distinctive coastal home, this unique apartment offers generous living space within a truly characterful setting. Early viewing is highly recommended to fully appreciate the accommodation on offer.

BEDROOM

5.28 x 2.56 (17'3" x 8'4")

EN SUITE

2.46 x 1.24 (8'0" x 4'0")

BEDROOM

6.20 x 1.75 (20'4" x 5'8")

BATHROOM

1.66 x 2.19 (5'5" x 7'2")

LIVING ROOM / KITCHEN

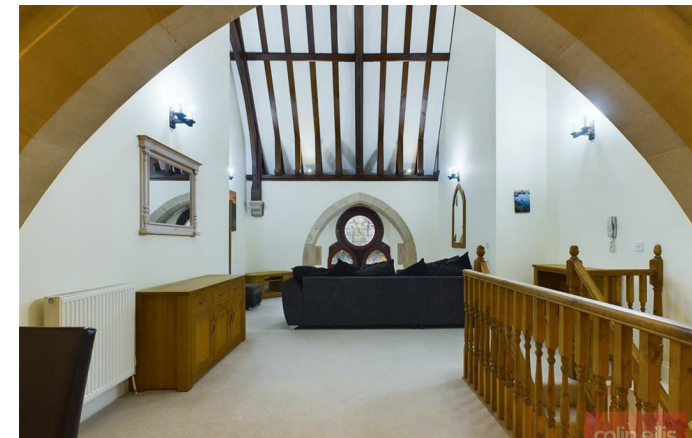
9.75 x 3.77 (31'11" x 12'4")

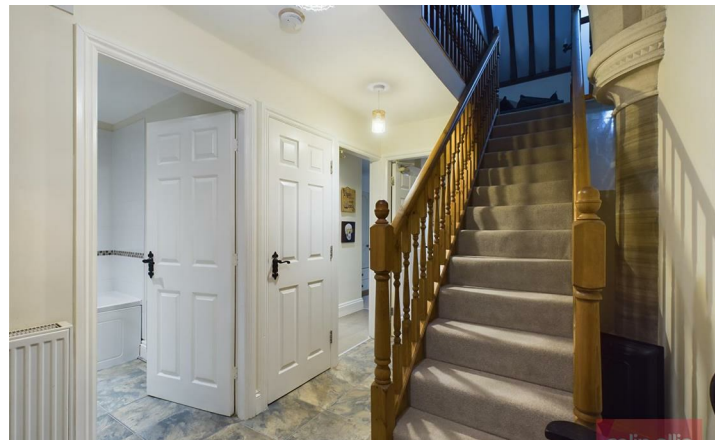
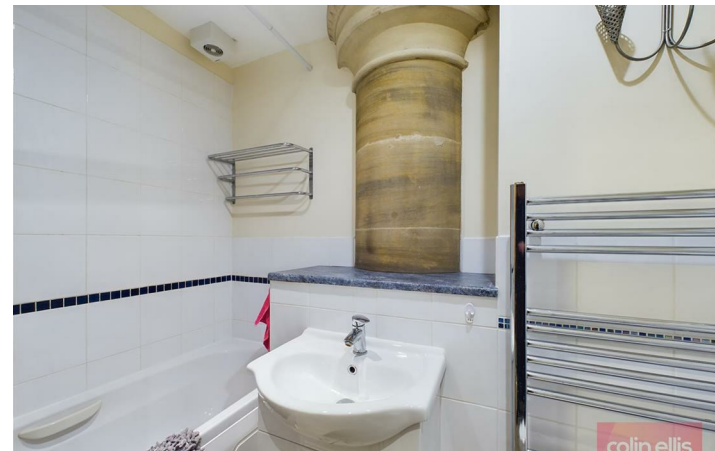
TENURE

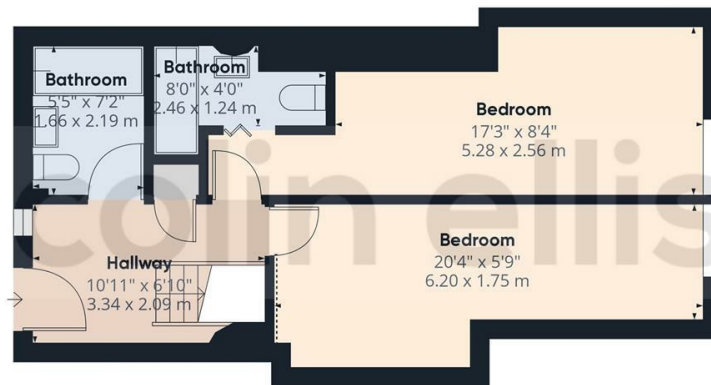
Our vendor has informed us of the following:

- * Leasehold with around 976 years remaining
- * Maintenance charge £1200 per annum
- * AST's allowed
- * No pets
- * No holiday lets

Please note all matters of tenure are subject to verification and clarification in a contract of sale







Floor 1



Floor 2



Approximate total area[®]
859.61 ft²
79.86 m²

Reduced headroom
0.47 ft²
0.04 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Trinity Road - 18705218
Council Tax Band - C
Tenure - Leasehold

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	78	78
(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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