



colin ellis

## Church Becks, Scarborough, YO13 0SA

Situated in the highly sought-after village of Scalby, this spacious four-bedroom semi-detached home presents an excellent opportunity for buyers seeking a renovation project. Requiring comprehensive modernisation and updating throughout, the property offers generous accommodation with the potential to create a substantial family home in a desirable residential location. The accommodation comprises four bedrooms, reception rooms, kitchen and bathroom. Externally, the property benefits from off-street parking for one vehicle, a single garage, a front garden and an enclosed rear yard. The location enjoys easy access to local amenities. Offered with significant scope for improvement, this is a rare opportunity to acquire a property with considerable potential. The property is offered with no onward chain. Early viewing is highly recommended to appreciate the size, location and possibilities on offer.

Guide Price £385,000



**ENTRANCE HALL**

2.09 x 3.38 (6'10" x 11'1")

**LIVING ROOM**

3.95 x 6.20 (12'11" x 20'4")

**DINING ROOM**

4.96 x 3.93 (16'3" x 12'10")

**KITCHEN**

3.91 x 4.37 (12'9" x 14'4")

**UTILITY ROOM**

2.86 x 1.90 (9'4" x 6'2")

**BEDROOM**

3.18 x 4.84 (10'5" x 15'10")

**BEDROOM**

5.03 x 3.51 (16'6" x 11'6")

**BATHROOM**

2.14 x 1.65 (7'0" x 5'4")

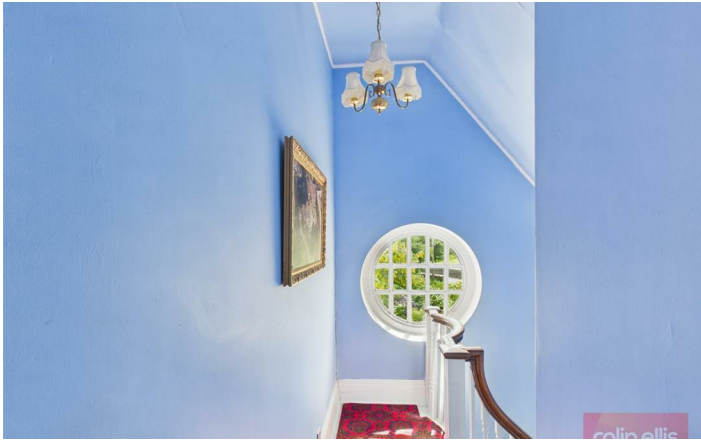
**BEDROOM**

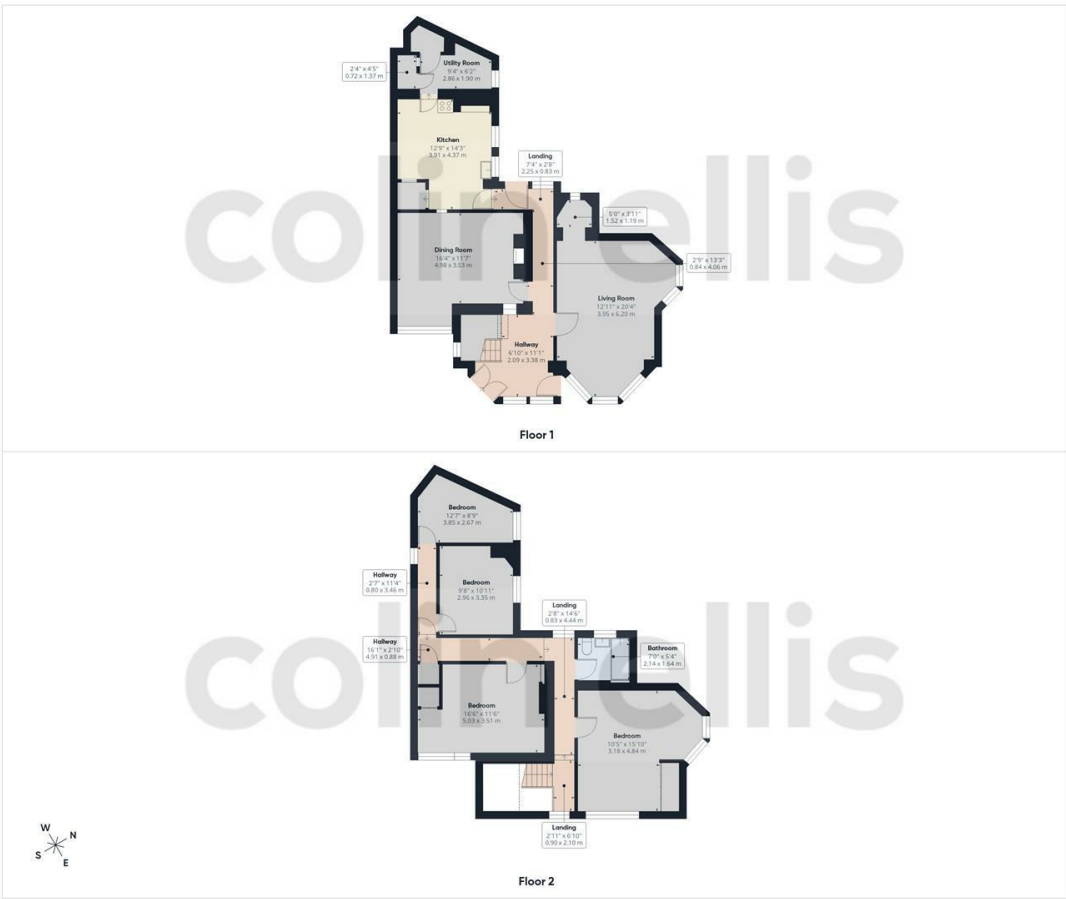
2.96 x 3.35 (9'8" x 10'11")

**BEDROOM**

3.85 x 2.67 (12'7" x 8'9")







**Approximate total area<sup>(1)</sup>**  
 1694 ft<sup>2</sup>  
 157.3 m<sup>2</sup>

**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

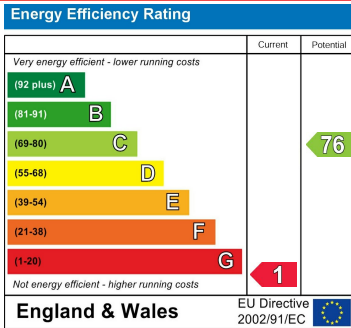
Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Church Becks - 18812908**  
**Council Tax Band - F**  
**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.



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