



colin ellis

## Main Street, Scarborough, YO11 3UB

This modern terraced house on Main Street, Flixton presents an excellent opportunity for those seeking a delightful home in a village location. The property boasts two reception rooms with a log burner, perfect for entertaining guests or enjoying family time. With three bedrooms and a family bathroom. The property has recently undergone a scheme of cosmetic updates, ready to move in with no onward chain.

The village location offers a peaceful lifestyle while still being within easy reach of Scarborough's amenities and attractions.

In summary, this modern terraced house is a fantastic find for buyers seeking a comfortable and stylish residence in a picturesque village setting. Don't miss the chance to make this lovely property your new home.

Guide Price £185,000



## PROPERTY DESCRIPTION

This property briefly comprises of an open living and dining room, leading to a kitchen. From the kitchen into the porch area that leads to the rear garden. On the first floor of the property includes three bedrooms and a family bathroom.

## KITCHEN

4.32 x 2.36 (14'2" x 7'8")

## LIVING ROOM

2.52 x 4.27 (8'3" x 14'0")

## DINING ROOM

2.71 x 4.29 (8'10" x 14'0")

## BEDROOM

2.61 x 4.32 (8'6" x 14'2")

## BEDROOM

2.48 x 4.31 (8'1" x 14'1")

## BATHROOM

1.56 x 1.46 (5'1" x 4'9")

## BEDROOM

2.62 x 2.41 (8'7" x 7'10")







**Approximate total area<sup>(1)</sup>**

752.94 ft<sup>2</sup>  
69.95 m<sup>2</sup>

**Reduced headroom**

0.39 ft<sup>2</sup>  
0.04 m<sup>2</sup>

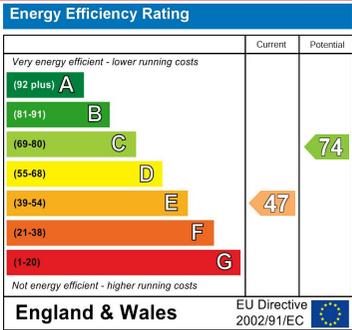
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



**Main Street - 18664817**  
**Council Tax Band - B**  
**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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