



17 Park Street

Scarborough, YO12 4AQ

£255,000



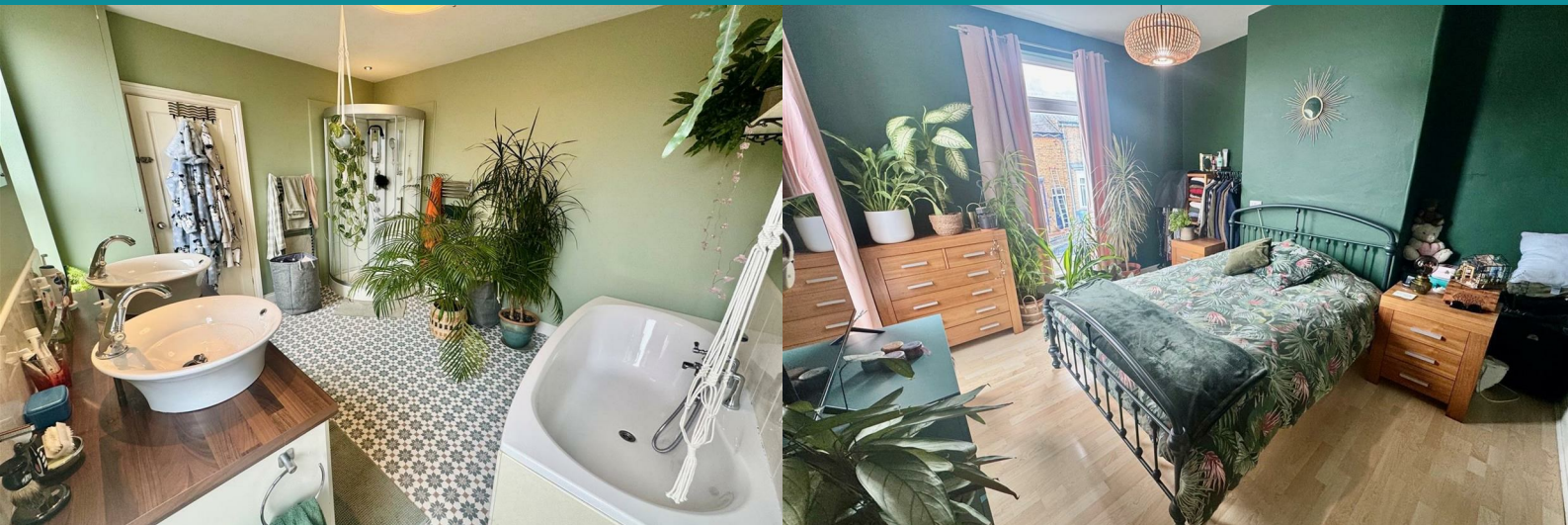
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1



2



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17 Park Street

We are delighted to bring to the market this impressive four-bedroom semi-detached period property on Park Street, Scarborough.

The property is ideally positioned close to the Falsgrave area, local shops, schools, parks and transport links. The railway station, Falsgrave shopping centre, Scarborough town centre and South Bay are all within easy reach, making this a convenient location for a wide range of buyers. In our opinion, the property offers a lovely blend of period charm with contemporary comfort, retaining its character while providing modern fittings and style throughout.

The accommodation is arranged over three floors and briefly comprises a lounge, separate dining room leading through to the kitchen, utility room and downstairs WC. The first floor provides two double bedrooms and a large family bathroom, with a further two double bedrooms on the second floor. The top floor is particularly versatile and could work well for multi-generational living, a teenage retreat, guest accommodation or a home-working space, depending on the needs of the household.

Outside, there is gated access to a concrete driveway providing off-street parking, with a private garden to the rear.

In our opinion, this is an impressive and versatile home in a highly convenient location. We strongly recommend an internal inspection to appreciate the space, character and flexibility on offer.

Please call our friendly sales team on 01723 350077 to arrange a viewing.

Lounge

14'8" x 11'10" (4.49 x 3.63)

Dining Room

13'1" x 11'5" (4.01 x 3.50)

Kitchen

17'1" x 10'7" (5.22 x 3.25)

Utility Room

8'1" x 13'5" (2.47 x 4.10)

WC

3'9" x 5'8" (1.15 x 1.74)

Bathroom

10'6" x 11'5" (3.22 x 3.50)

Bedroom 1

Bedroom 2

WC

4'7" x 3'5" (1.40 x 1.06)

Bedroom 3

13'1" x 11'5" (4.01 x 3.50)

Bedroom 4

11'10" x 12'7" (3.63 x 3.86)

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.

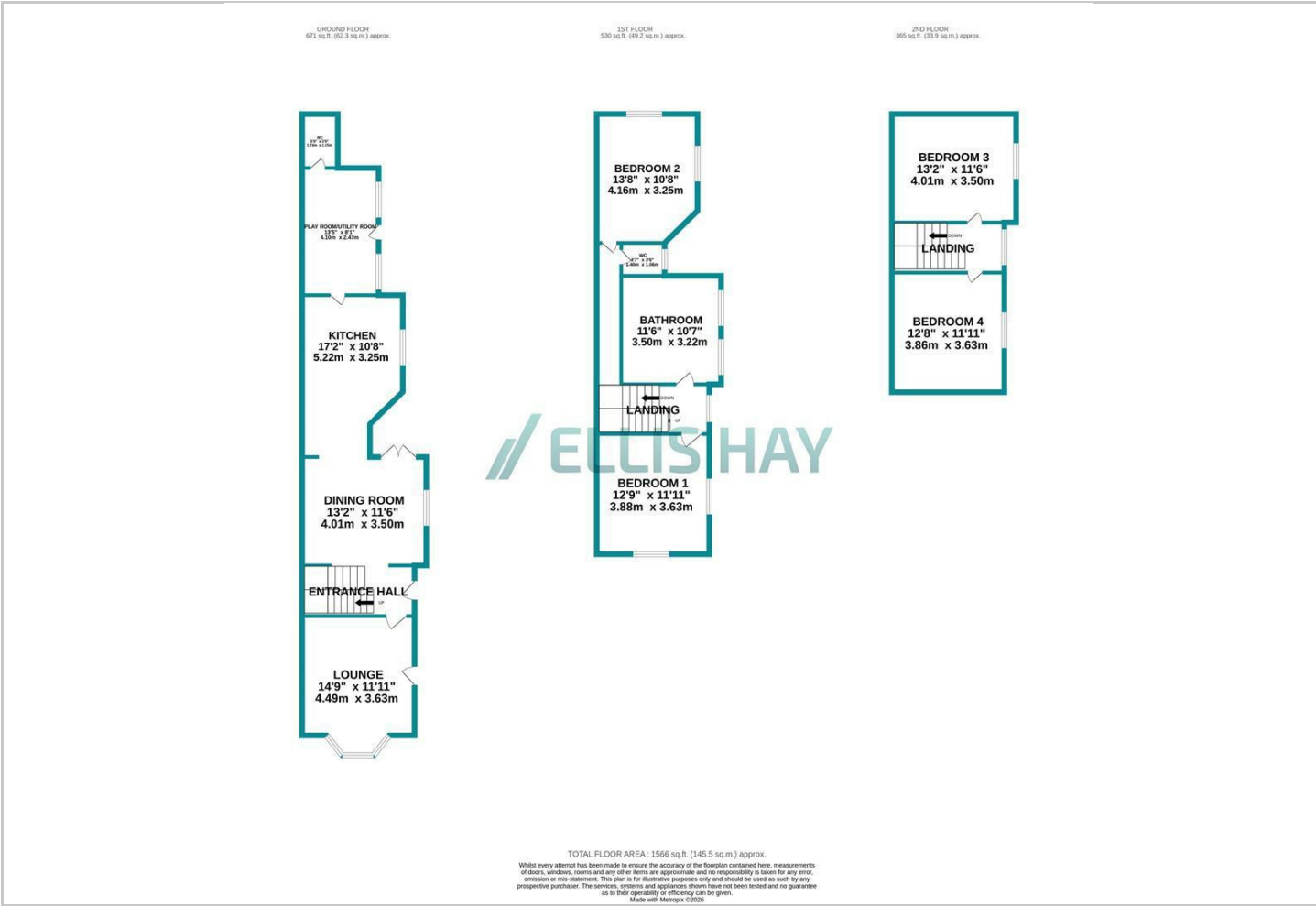
Tel: 01723 350077



Hybrid Map



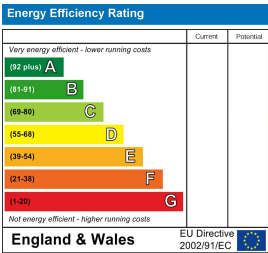
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.