



colin ellis

Manor Road, Scarborough, YO12 7RZ

A rare opportunity to own a distinguished detached Arts & Crafts property, built in 1901 and designed by Frank Tugwell, one of Scarborough's most notable architects of the 20th century.

This characterful home reflects the craftsmanship and design ethos of the Arts & Crafts movement, with many period features still intact. Although currently arranged as two self contained flats, the property is being sold as a single freehold residence offering excellent potential for reconfiguration into a spacious family home.

With its rich architectural heritage and flexible layout, the property offers a unique blend of historical charm and modern living potential, perfect for those seeking a distinctive home in the heart of Scarborough.

Guide Price £390,000



**** GROUND FLOOR CURRENT LAYOUT ****

LIVING ROOM

4.58 x 4.49 (15'0" x 14'8")

SUN ROOM

3.74 x 1.76 (12'3" x 5'9")

KITCHEN

2.52 x 2.74 (8'3" x 8'11")

BEDROOM

2.62 x 3.04 (8'7" x 9'11")

EN SUITE

2.36 x 1.79 (7'8" x 5'10")

BEDROOM

3.60 x 4.17 (11'9" x 13'8")

EN SUITE

1.81 x 2.63 (5'11" x 8'7")

**** FIRST FLOOR CURRENT LAYOUT ****

LIVING ROOM

KITCHEN DINER

7.02 x 2.77 (23'0" x 9'1")

BEDROOM

3.61 x 4.07 (11'10" x 13'4")

EN SUITE

1.79 x 2.07 (5'10" x 6'9")

BEDROOM

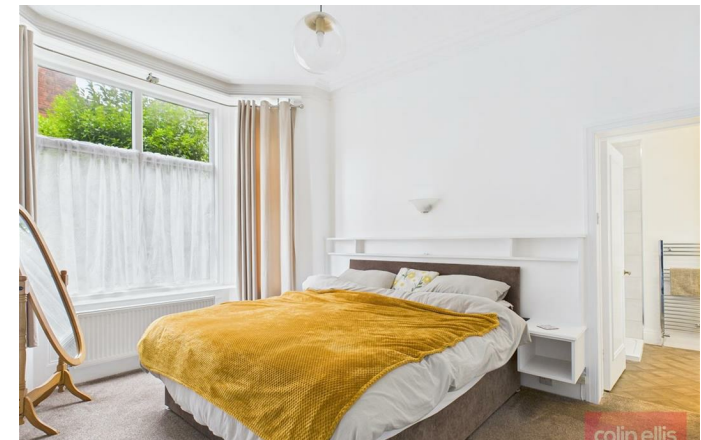
3.80 x 4.41 (12'5" x 14'5")

BEDROOM

2.29 x 2.35 (7'6" x 7'8")

BATHROOM

2.33 x 1.76 (7'7" x 5'9")







Approximate total area⁽¹⁾
 2051 ft²
 190.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Manor Road - 18726792
Council Tax Band -
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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