



colin ellis

## Lancaster Street, Scarborough, YO11 1RP

Located in the heart of Scarborough's historic old town, this well presented two bedroom semi detached house offers comfort & coastal charm. Ideal for first time buyers, investors or as a holiday retreat.

Situated within walking distance of Scarborough Castle, the harbour, beach, shops, cafes and restaurants, this property enjoys a truly enviable location combining historic surroundings with modern day convenience.

Guide Price £150,000



## PROPERTY DESCRIPTION

The ground floor comprises a welcoming living room filled with natural light, leading through to a stylish dining room. A modern fitted kitchen sits to the rear, making excellent use of space and providing direct access to the courtyard garden. Upstairs, the property offers two well-proportioned bedrooms and a contemporary bathroom. The layout is both practical and inviting, with a warm, homely feel throughout.

Externally, the property benefits from courtyards to both the front and rear, offering pleasant outdoor seating areas.

### LIVING ROOM

3.30 x 2.94 (10'9" x 9'7")

### DINING ROOM

3.49 x 2.47 (11'5" x 8'1")

### KITCHEN

1.53 x 2.92 (5'0" x 9'6")

### BEDROOM

3.49 x 2.93 (11'5" x 9'7")

### BEDROOM

2.64 x 2.96 (8'7" x 9'8")

### BATHROOM

1.55 x 2.01 (5'1" x 6'7")







**Approximate total area<sup>(1)</sup>**  
 510 ft<sup>2</sup>  
 47.3 m<sup>2</sup>

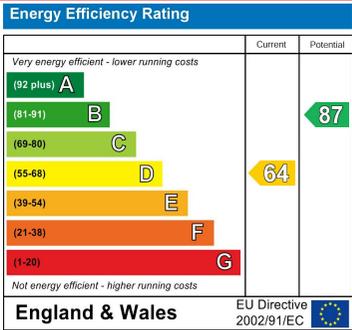
**Reduced headroom**  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(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



**England & Wales** EU Directive 2002/91/EC

**Lancaster Street - 18774639**  
**Council Tax Band - A**  
**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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