



23 Vine Street

Town Centre, Scarborough, YO11 1XN

Guide Price £100,000



2



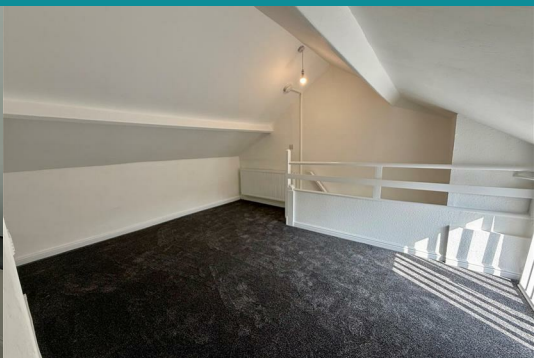
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We are pleased to bring to the market this 2 bedroom terraced property on Vine Street, conveniently located close to the town centre, both bays and transport links. Recently renovated. the property benefits from a new kitchen, bathroom , newly decorated throughout with new carpets and a new roof. Sold we NO ONWARD CHAIN, we highly recommend an early viewing - in our opinion the property represents a great opportunity for a range of buyers.



Lounge 12'8" x 10'10" (3.87 x 3.31)

Kitchen 7'5" x 7'3" (2.27 x 2.22)

Bedroom 1 12'9" x 6'7" (3.9 x 2.03)

Bedroom 2 14'2" x 12'10" (4.34 x 3.93)

Bathroom 7'5" x 3'8" (2.27 x 1.12)

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.

Outside

Door from kitchen to courtyard giving access to the rear alleyway

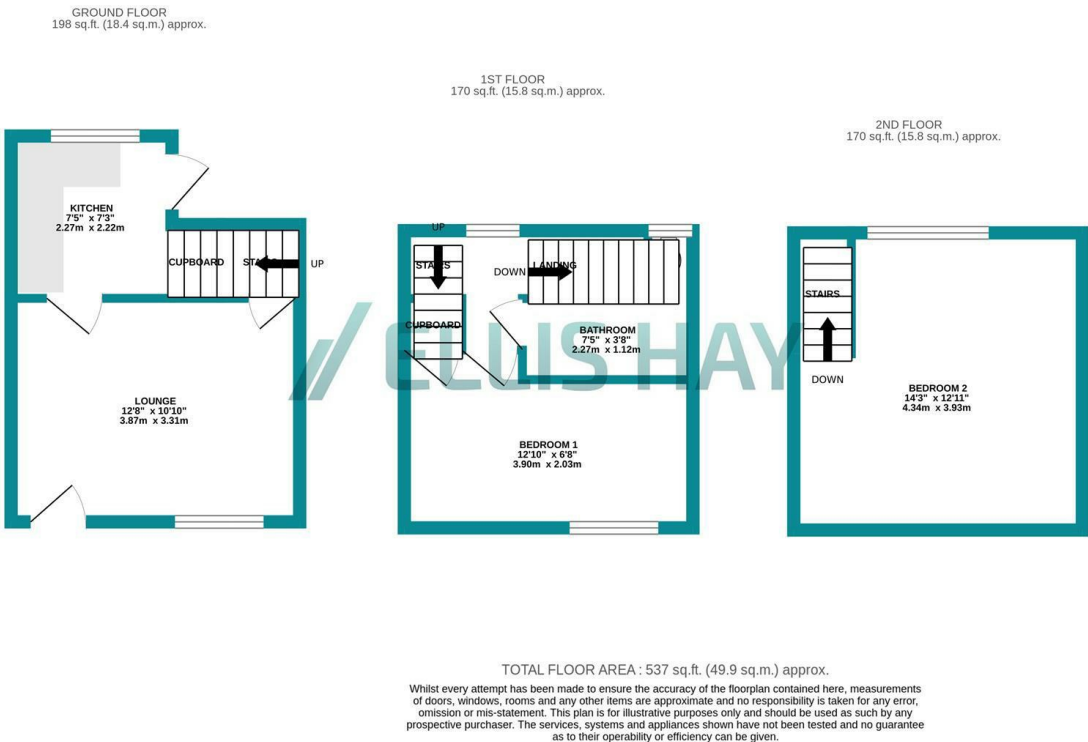
Area Map



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	

Council Tax Band: A

Tenure: Freehold



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