



## 8 Victoria Street

Town Centre, Scarborough, YO12 7SS

Guide Price £140,000



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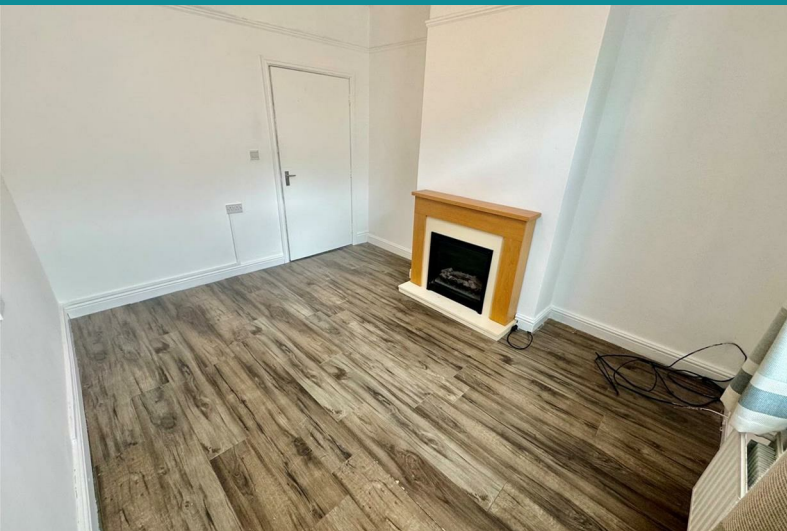
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## Property Summary

Located on Victoria Street, this double-fronted property is well positioned within easy reach of Scarborough town centre, local shops and amenities, schools, transport links and the town's popular seafront attractions. The area remains a consistently popular residential location, appealing to a range of purchasers due to its convenience and accessibility.

The accommodation is arranged over two floors and offers flexible living space throughout. The ground floor comprises a lounge, kitchen, dining room which is currently utilised as a fourth bedroom, and a wet room. To the first floor are three further bedrooms and a family bathroom. The versatile layout lends itself to a variety of uses and would suit families, multi-generational living or those requiring ground floor facilities.

Offered to the market with no onward chain, this substantial home presents an excellent opportunity for a range of buyers. Properties offering this level of accommodation and flexibility in such a convenient location are always in demand, and early viewing is recommended.

For further information or to arrange a viewing, please contact Ellis Hay on 01723 350077.

## Living Room

10'2" x 9'6" (3.1 x 2.9)

## Dining Room

10'2" x 8'6" (3.1 x 2.6)

## Lounge

13'0" x 10'8" (3.98 x 3.26)

## Kitchen

11'0" x 9'1" (3.37 x 2.78)

## Shower Room

7'11" x 6'1" (2.42 x 1.86)

## Bedroom 1

13'9" x 9'11" (4.21 x 3.04)

## Bedroom 2

11'1" x 9'11" (3.40 x 3.04)

## Bedroom 3

8'9" x 7'10" (2.69 x 2.40)

## Bathroom

8'9" x 7'6" (2.69 x 2.31)

## HMRC

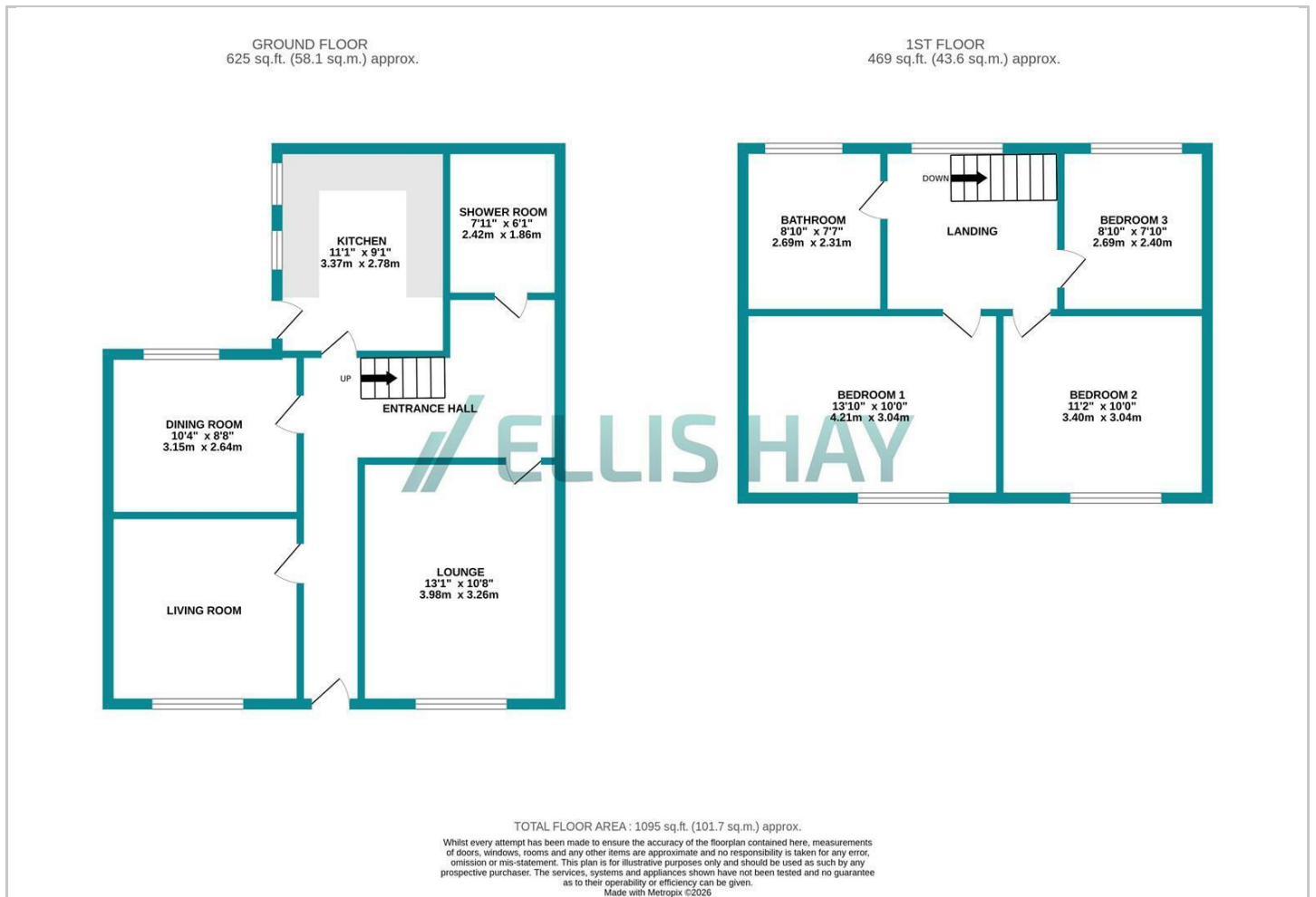
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



## Hybrid Map



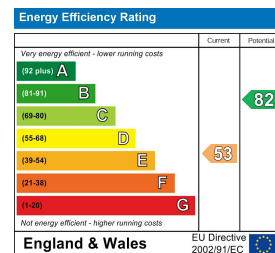
## Floor Plan



## 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



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