



colin ellis

Rothbury Street, Scarborough, YO12 7DT

A striking and beautifully converted former chapel, offering contemporary open plan living behind a characterful façade. Finished to a high standard throughout, this unique freehold property combines industrial inspired design with impressive vaulted ceilings, oversized windows and versatile 2/3 bedroom style accommodation arranged across two floors.

Situated close to Scarborough town centre and local amenities, the property would make an ideal permanent residence, stylish holiday home or investment opportunity.

Guide Price £250,000



WHY YOU'LL LOVE THIS HOME

This is a genuinely distinctive property that stands out from typical homes on the market. The dramatic ceiling height, industrial staircase, oversized windows and chapel heritage create a stylish loft style atmosphere rarely found in Scarborough. The flexible layout also makes it well suited to modern living, remote working or holiday letting potential.

PROPERTY DESCRIPTION

GROUND FLOOR

* Open Plan Kitchen / Living Area - A spectacular main living space with double height vaulted ceiling and tall chapel-style windows creating a bright and airy atmosphere. The contemporary fitted kitchen features contrasting cabinetry, integrated oven, induction hob and a central island with breakfast seating. There is ample space for both dining and lounge furniture.

* Snug - A versatile rear reception area ideal as a second lounge, reading room or entertainment space.

* Occasional Room - Useful additional room suitable for guests or hobbies.

* Bathroom - Modern fitted four piece bathroom suite.

FIRST FLOOR

* Bedroom One - Double bedroom.

* Bedroom Two - Single bedroom.

* Bedroom Three / Study - A compact but versatile room suitable for use as a nursery, home office, dressing room or occasional single bedroom.

* Bathroom - Contemporary fitted bathroom serving the first floor accommodation.

OUTSIDE

The property is set behind a low brick frontage with gated access and benefits from an attractive, low-maintenance exterior with striking dark brickwork and circular feature window.

OPEN PLAN KITCHEN / LIVING AREA

5.94 x 5.61 (19'5" x 18'4")

SNUG

5.95 x 2.21 (19'6" x 7'3")

OCCASIONAL ROOM

2.69 x 3.26 (8'9" x 10'8")

BATHROOM

1.91 x 3.12 (6'3" x 10'2")

BEDROOM ONE

3.84 x 3.24 (12'7" x 10'7")

BEDROOM TWO

2.66 x 2.19 (8'8" x 7'2")

BEDROOM THREE / STUDY

1.95 x 2.17 (6'4" x 7'1")

BATHROOM

1.87 x 2.02 (6'1" x 6'7")







Approximate total area⁽¹⁾
 1019 ft²
 94.7 m²

Reduced headroom
 37 ft²
 3.4 m²

(1) Excluding balconies and terraces

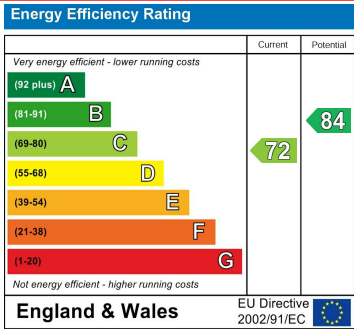
Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360

Rothbury Street - 18737726
Council Tax Band - B
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.



England & Wales EU Directive 2002/91/EC



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk