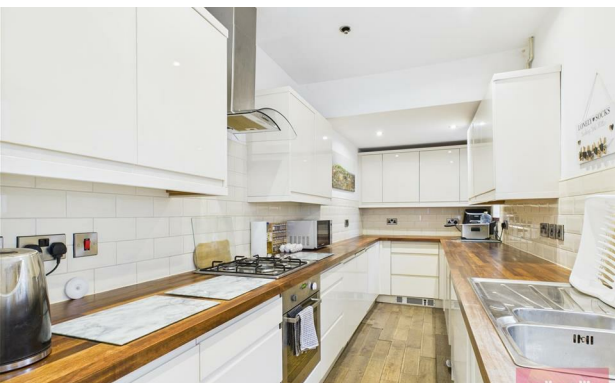


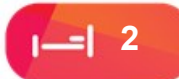


colin ellis

Spring Bank, Scarborough, YO12 4DZ

Situated on Spring Bank, this beautifully presented two-bedroom terraced house offers generous living space, modern finishes, and excellent versatility. Perfect for first-time buyers, young families, or investors, this home combines character with contemporary comfort. The property features a welcoming living room, dining room, ideal for entertaining or family meals. The modern kitchen boasts stylish units and ample workspace, making it both practical and attractive. Upstairs, you'll find two bedrooms alongside a family bathroom additional loft room, offering a fantastic flexible space for storage. Outside, the property benefits from on-street parking, with local shops, transport links, and amenities all within easy reach.

Guide Price £140,000



ENTRANCE HALL

LIVING ROOM

3.17 x 4.09 (10'4" x 13'5")

DINING ROOM

3.22 x 3.63 (10'6" x 11'10")

KITCHEN

1.99 x 5.91 (6'6" x 19'4")

BEDROOM

4.30 x 3.29 (14'1" x 10'9")

BATHROOM

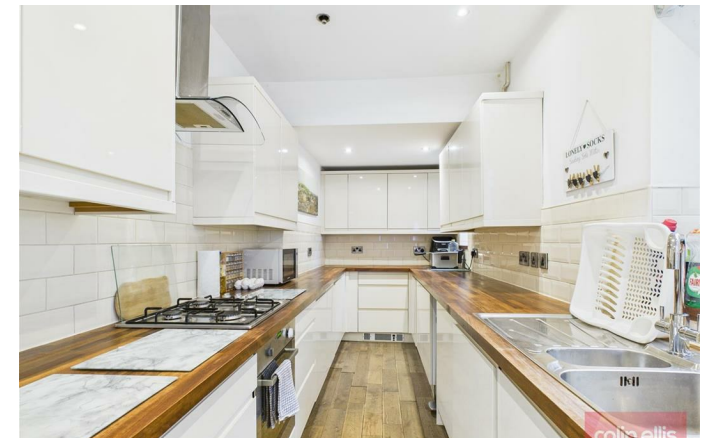
2.02 x 4.02 (6'7" x 13'2")

BEDROOM

2.58 x 3.64 (8'5" x 11'11")

LOFT ROOM

3.80 x 4.54 (12'5" x 14'10")







Approximate total area⁽¹⁾

953 ft²

88.6 m²

Reduced headroom

65 ft²

6 m²

(1) Excluding balconies and terraces

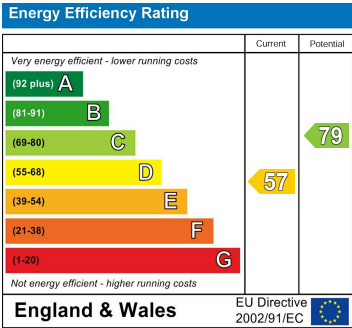
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Spring Bank - 18754912
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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