



colin ellis

**Limestone Road,
Scarborough, YO13 0DG**

** SOLD PRIOR TO MARKETING **

Guide Price £450,000



LIVING ROOM

4.08 x 4.96 (13'4" x 16'3")

KITCHEN DINER

5.01 x 6.38 (16'5" x 20'11")

LAUNDRY ROOM

2.75 x 1.98 (9'0" x 6'5")

WC

1.22 x 1.97 (4'0" x 6'5")

BEDROOM

3.81 x 5.12 (12'5" x 16'9")

EN SUITE

1.10 x 2.27 (3'7" x 7'5")

BEDROOM

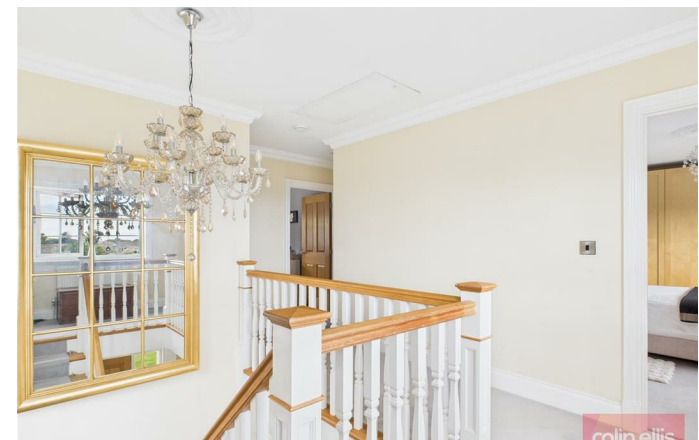
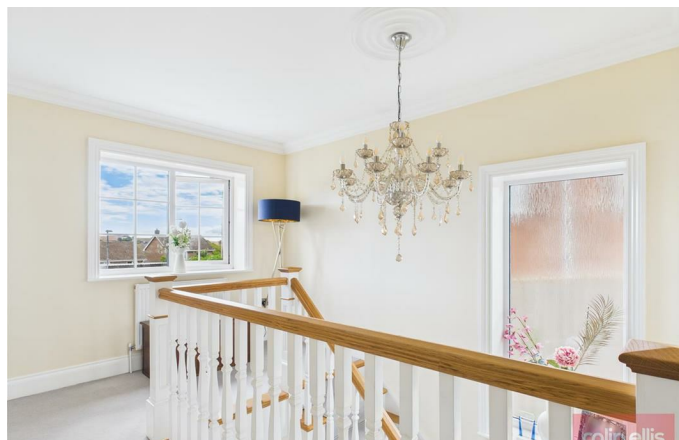
2.99 x 4.17 (9'9" x 13'8")

BEDROOM

2.95 x 4.18 (9'8" x 13'8")

BATHROOM

2.14 x 2.72 (7'0" x 8'11")







Approximate total area⁽¹⁾
1485 ft²
138 m²

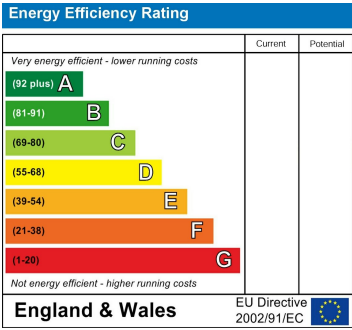
(1) Excluding balconies and terraces

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

GIRAFFE360

Limestone Road - 18740812
Council Tax Band - E
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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