

colin ellis



**Gordon Street, Scarborough, YO12 7RX**

**OIEO £150,000**

A three bedroom house close to Manor Road Park and Gladstone Road School, with the Town Centre just a short walk away.





The property briefly comprises entrance hall, lounge, dining room, kitchen and separate WC to the ground floor with three bedrooms and bathroom to the first floor, enclosed forecourt and rear yard.

#### **ENTRANCE LOBBY & HALLWAY**

Timber exterior door to the front, glazed inner door, staircase to the upper floor.

#### **LOUNGE**

13' 7" x 11' 8" (4.14m x 3.56m)

uPVC bay window to the front, radiator and gas fireplace.

#### **DINING ROOM**

11' 11" x 11' 8" (3.63m x 3.56m)

uPVC window to the rear aspect, gas fireplace and radiator.

#### **KITCHEN**

17' 0" x 8' 5" (5.18m x 2.57m)

A range of base and wall cabinets with stainless steel sink and drainer with plumbing for an automatic washing machine. Gas cooker point. uPVC and door to the rear aspect.

#### **DOWNSTAIRS WC**

Low flush WC with hand basin.

#### **BEDROOM ONE**

14' 0" x 11' 8" (4.27m x 3.56m)

Two uPVC windows to the front and central heating radiator.

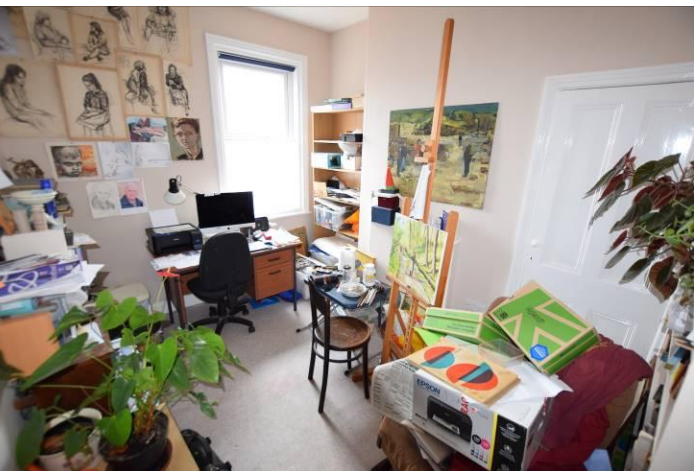
#### **BEDROOM TWO**

11' 8" x 9' 6" (3.56m x 2.9m)

A double bedroom with uPVC window to the rear and central heating radiator.







### **BEDROOM THREE**

9' 8" x 8' 3" (2.95m x 2.51m)

uPVC window to the rear and central heating radiator.

### **BATHROOM**

A three piece suite in white comprising panel bath, wash hand basin and W.C.

### **EXTERNAL**

Low boundary wall forecourt and enclosed rear yard with timer shed.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

Council Tax Band: Band



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