



colin ellis

**Nelson Street,
Scarborough, YO12 7SZ**

This larger than average town house with generous rear yard offers two reception rooms, two bedrooms and two loft rooms. An ideal investment opportunity this property has no onward chain.

Offers In Excess Of £70,000





This town house offers more than the average house in this area. Briefly comprising of entrance hall, lounge, dining room, kitchen with door leading to a larger than average yard and two piece bathroom suite. To the first floor are two double bedrooms with stairs from the second bedroom leading to two further loft rooms. To the rear is a larger than average rear yard with two outside store rooms, a workshop and a further area which previously housed a greenhouse. An ideal investment opportunity with no onward chain.

ENTRANCE HALL

uPVC double glazed door, coving, power points and stairs to the first floor.

LOUNGE 10' 0" x 9' 10" (3.07m x 3.0m)

uPVC double glazed window to the front, coving, radiator, gas fireplace and power points.

DINING ROOM 13' 5" x 10' 2" (4.1m x 3.1m)

uPVC double glazed window to the rear, cupboard housing boiler, gas fireplace, power points and under stairs cupboard.





KITCHEN 11' 1" x 5' 10" (3.4m x 1.8m)

uPVC double glazed window to the side, door leading to yard, range of wall and base units, tiled splashbacks, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, space for gas cooker and power points.

BATHROOM 5' 10" x 5' 2" (1.8m x 1.6m)

Frosted glass window to the side, two piece bathroom suite comprising of panel enclosed bath with taps, low flush WC and part tiled walls.

BEDROOM 13' 5" x 12' 1" (4.1m x 3.7m)

uPVC double glazed window to the front, radiator and power points.

BEDROOM 13' 5" x 10' 2" (4.1m x 3.1m)

uPVC double glazed window to the rear, radiator, power points and stairs to loft.

LOFT ROOMS

Two loft rooms, both with Velux windows.

YARD

Three outhouses and a yard to the rear.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.



Nelson Street - Reference Number: 11049

EPC TBC

Council Tax Band: Band A

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 COLINELLIS 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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