



colin ellis

**Victoria Street,
Scarborough, YO12 7SS**

This two bedroom mid-terraced property is located close to the town centre. It has recently undergone a scheme of works and is offered with NO ONWARD CHAIN. Briefly comprising of; entrance hall, lounge, kitchen/diner and utility to the ground floor. The first floor offers two further bedrooms, a family bathroom and stairs leading to the loft room. Outside is an enclosed yard.

Price Guide £109,950





A mid-terraced property located close to town that has recently undergone a scheme of works. Generally in good order throughout this home would be suitable for investment, holiday home or main residence. Offered with No onward chain.

Briefly comprising of; entrance hall, lounge, kitchen/diner and utility to the first floor. The first offers two further bedrooms, a family bathroom and stairs leading to the loft room. Outside is an enclosed yard.

Well located in proximity to a wealth of local amenities including Falsgrave shopping parade and supermarket, choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town.

ENTRANCE HALL

With uPVC front door, radiator, power points and stairs to first floor.

LOUNGE 10' 6" x 10' 0" (3.22m x 3.05m)

With feature electric fireplace, power points, electric radiator, coving and uPVC double glazed window to front.

KITCHEN 11' 1" x 11' 4" (3.38m x 3.46m)

Range of wall and base units with roll top worksurfaces, sink and drainer unit, space for fridge freezer, built in electric oven and hob, extractor hood, power points, understairs cupboard, coving and uPVC double glazed window to rear.

UTILITY ROOM 5' 10" x 7' 4" (1.80m x 2.26m)

Range of wall and base units with roll top work surfaces, tiled splashbacks, space for washing machine, space for tumble dryer, power points, uPVC double glazed door to side and uPVC double glazed door to rear.

STAIRS TO FIRST FLOOR LANDING





BEDROOM ONE 13' 8" x 10' 0" (4.18m x 3.05m)

Electric radiator, power points and two uPVC doubled glazed windows overlooking the front.

BEDROOM TWO 6' 11" x 10' 9" (2.11m x 3.30m)

Electric radiator, power points and uPVC double glazed window overlooking the rear.

BATHROOM 6' 2" x 6' 8" (1.88m x 2.04m)

Three piece suite with shower over bath, low flush WC and hand basin in vanity unit, uPVC double glazed window with frost glass.

STAIRS TO LOFT ROOM

LOFT ROOM

13' 8" x 16' 9" (4.17m x 5.13m)

Electric radiator, power points, cupboard and uPVC double glazed window.

OUTSIDE

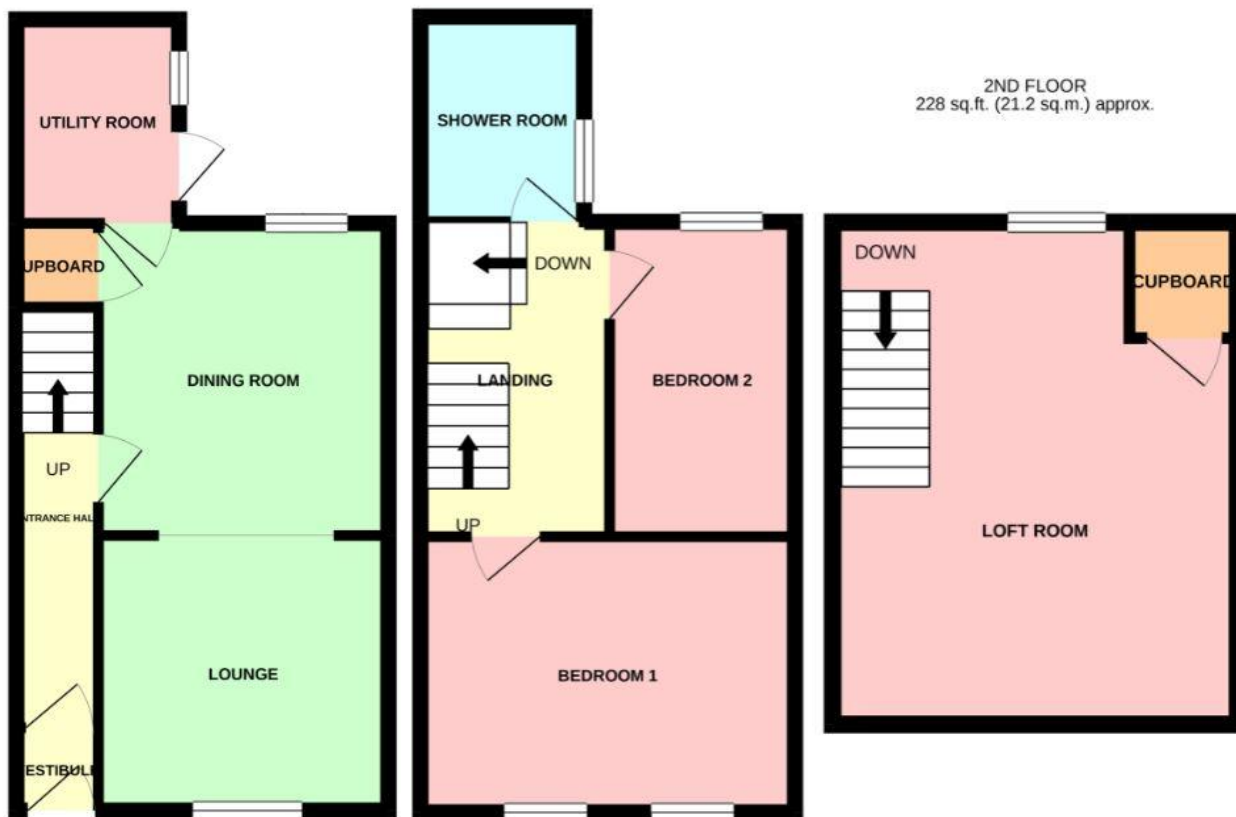
Rear yard with decking.



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.

2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.



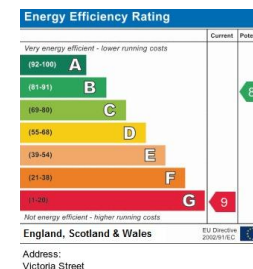
Victoria Street - Reference Number: 11045

Council Tax Band: Band A

TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.

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