

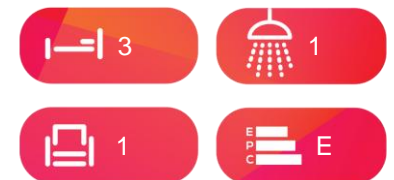


colin ellis

**West Street,  
Scarborough, YO11 2QL**

Located on Scarborough's popular SOUTH CLIFF this THREE BEDROOM SECOND FLOOR MAISONETTE FLAT is in a PERIOD BUILDING and offers GOOD SIZED ROOMS and in GOOD ORDER. Close to the local amenities of Ramshill with its shops, restaurants and only a short walk to The Esplanade. VIEWING IS HIGHLY RECOMMENDED.

**Guide Price £125,000**







The property briefly comprises of communal entrance hall leading to the front door into an entrance hall with understairs storage, there is a spacious living room with sash window and fireplace, kitchen/diner with fitted kitchen and wall mounted boiler, a large bedroom with built in wardrobes and a feature fireplace and a downstairs WC. On the upper floor there is the second spacious bedroom with Dormer window, third bedroom with built in storage and a bathroom with bath and Velux window. The property benefits from gas central heating and is currently tenanted so would make a good investment property. Viewing is highly recommended.

#### **DIRECTIONS**

From Scarborough Railway Station proceed down Valley Bridge Parade and over Valley Bridge, proceed through the traffic lights and take the second left onto West Street with the property located on the left hand side.

#### **COMMUNAL ENTRANCE**

Front door leading to entrance vestibule with post boxes and secure door with entry phone system, stairs to second floor.

#### **ENTRANCE HALL**

Entrance hall with radiator, ceiling light, stairs to first floor, sash window, understairs storage cupboard with plumbing for washing machine.

#### **LOUNGE**

18' 0" x 12' 3" (5.49m x 3.75m)

Spacious lounge with feature gas fireplace with surround, two sash windows, ceiling light, ceiling rose, radiator and door to hallway.

#### **KITCHEN/DINER**

13' 6" x 10' 0" (4.14m x 3.06m)

Fitted kitchen with space for fridge freezer, cooker, wall mounted boiler, two sash windows, feature fireplace, track of spotlights and door to hallway.

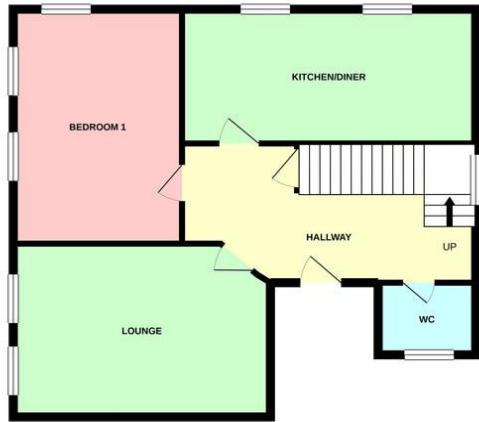
#### **BEDROOM ONE**

14' 2" x 13' 6" (4.33m x 4.14m)

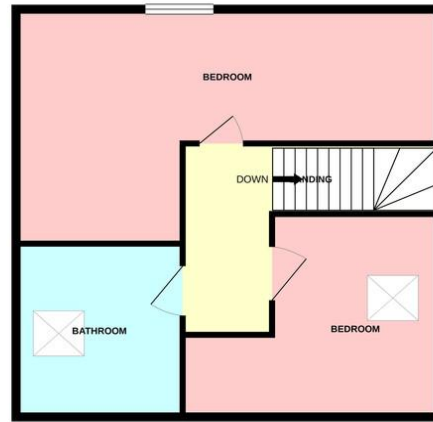
Large double bedroom with feature fireplace, three sash windows, ceiling light, radiator, built in wardrobes and door to hallway.



**GROUND FLOOR**  
711 sq.ft. (66.0 sq.m.) approx.



**1ST FLOOR**  
729 sq.ft. (67.7 sq.m.) approx.



**DOWNSTAIRS WC**

4' 3" x 2' 6" (1.31m x 0.77m)

WC with hand basin, ceiling light, frosted window and door to hallway.

**BEDROOM TWO**

22' 1" x 12' 6" (6.74m x 3.82m)

Large double bedroom with radiator, track of ceiling spotlights, Dormer window and door to hallway.

**BEDROOM THREE**

13' 3" x 10' 0" (4.05m x 3.07m)

Third bedroom with wall lights, Velux window, two built in cupboards and door to hallway.

**BATHROOM**

10' 11" x 6' 1" (3.34m x 1.87m)

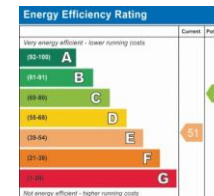
Bathroom with bath in white with shower tap, hand basin, part tiled walls, Velux window, radiator, track of spotlights and door to hallway.



West Street - Reference Number: 11184

Council Tax Band: Band

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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