



colin ellis

**8 & 8a St Martins Place,  
Scarborough, YO11 2QH**

Colin Ellis welcome to the market TWO houses of multiple occupancy. These WELL PRESENTED properties were built in 2008 and generate a GREAT INCOME. Each property benefits from a LOUNGE, KITCHEN/DINER, TWO BATHROOMS and a separate W/C, FOUR BEDROOMS and GATED ACCESS to the yard which would be great for OFF STREET PARKING. These homes are worth viewing.

**Guide Price £310,000**





8 St Martins place briefly comprises of, lounge, downstairs w/c, kitchen/diner with double doors opening to the rear yard. The first floor offers two bedrooms and a three piece bathroom suite. The second floor offers a further two bedrooms and a shower room. To the front of the property there is a forecourt yard and to the rear offers a gated access into a further yard (which could be used as off street parking).

8A has been inspected by an agent of Colin Ellis and very much mirrors next door. Due to the properties being fully tenanted no photos were taken and as such no measurements. The property will be fully available for viewings.

Both properties are currently being used as a HMO and have a proactive owner who has maintained the property and as such received good tenants who have looked after the properties. We have been informed that both properties achieve approx. £25,000 Net.

The properties could be sold separately but initially the owner would be looking to sell together.

These homes have been a great investment but would equally be good as a main residence/ second home or holiday let.

The properties are situated in the South cliff area on the south side of Scarborough. These homes are conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School), University, famous Clock Tower, South Cliff Gardens, Scarborough's Town Centre and Scarborough's South Bay. There is also the Ramshill area in the vicinity which offers a variety of shopping facilities.

An early internal inspection is highly recommended to fully appreciate the size, location and potential on offer from this fantastic investment opportunity.





**8 ST MARTINS PLACE**

**LOUNGE**

13' 1" x 12' 5" (4.0m x 3.8m)

**KITCHEN/DINER**

17' 8" x 7' 10" (5.4m x 2.4m)

**DOWNSTAIRS SHOWER ROOM**

**FIRST FLOOR LANDING**

**BEDROOM**

12' 5" x 9' 10" (3.8m x 3.0m)

**BEDROOM**

**BATHROOM**

8' 2" x 6' 6" (2.5m x 2.0m)

**SECOND FLOOR LANDING**

**BEDROOM**

16' 0" x 8' 2" (4.9m x 2.5m)

**BEDROOM**

12' 1" x 9' 2" (3.7m x 2.8m)

**SHOWER ROOM**

6' 6" x 5' 6" (2.0m x 1.7m)

**YARD**

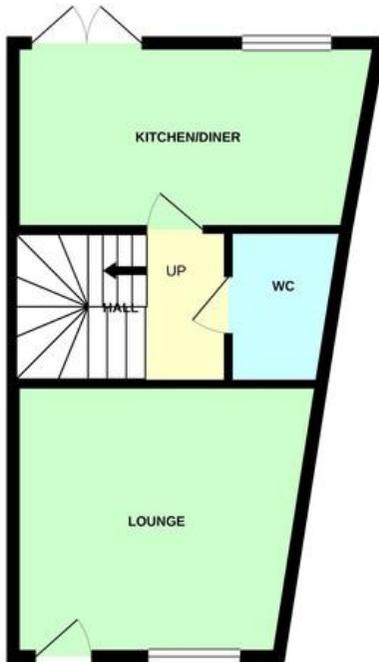
Gated access which could be used for off street parking.

**8A ST MARTINS PLACE**

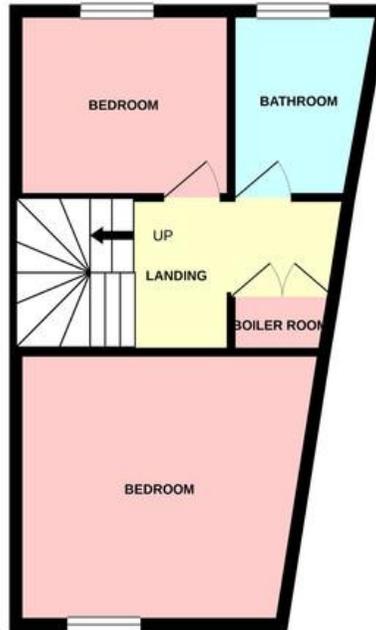
Mirrors next door but due to the property being occupied at the time no measurements/photos were taken.



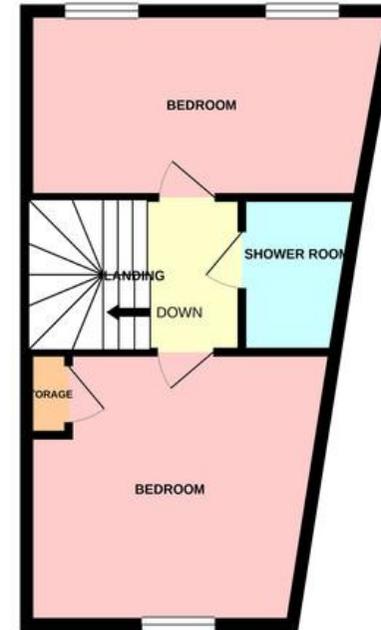
GROUND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



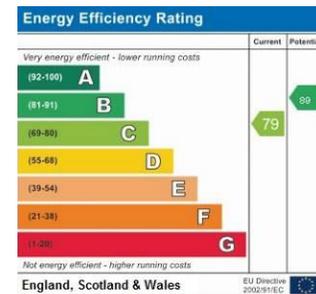
TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

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 as to their operability or efficiency can be given.

St Martins Place - Reference Number: 11130

Council Tax Band: Band C

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
www.colinellis.co.uk