



# colin ellis

**High Garth,  
Scarborough, YO11 3EL**

Brought to the market is a THREE bedroom, terraced house in NEED OF MODERNISATION. Offering a KITCHEN/DINER, REAR GARDEN and a DRIVE this home is a good example of an IDEAL INVESTMENT OPPORTUNITY.

**Asking Price Of £70,000**





Briefly comprising of an entrance hall, lounge, kitchen/diner and access to the rear garden.

The first floor offers three bedrooms and a three-piece bathroom suite.

An enclosed rear garden with side access leading to the front which has the added benefit of a drive.

Offering convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 15 minutes from the sea.

#### **HALLWAY**

#### **LOUNGE**

14' 9" x 13' 9" (4.5m x 4.2m)

#### **KITCHEN/DINER**

13' 1" x 9' 10" (4.0m x 3.0m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM**

14' 1" x 9' 2" (4.3m x 2.8m)

#### **BEDROOM**

14' 1" x 12' 9" (4.3m x 3.9m)

#### **BEDROOM**

9' 2" x 8' 2" (2.8m x 2.5m)

#### **BATHROOM**

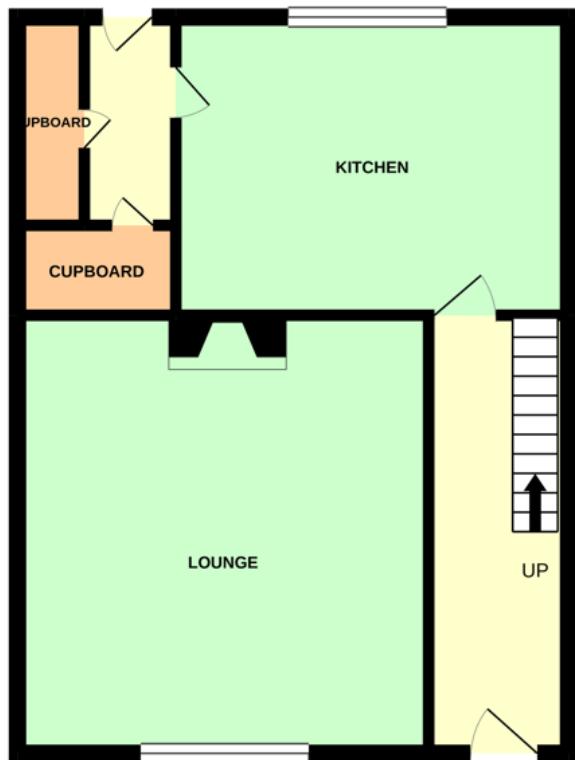
7' 2" x 5' 2" (2.2m x 1.6m)

#### **OUTSIDE**

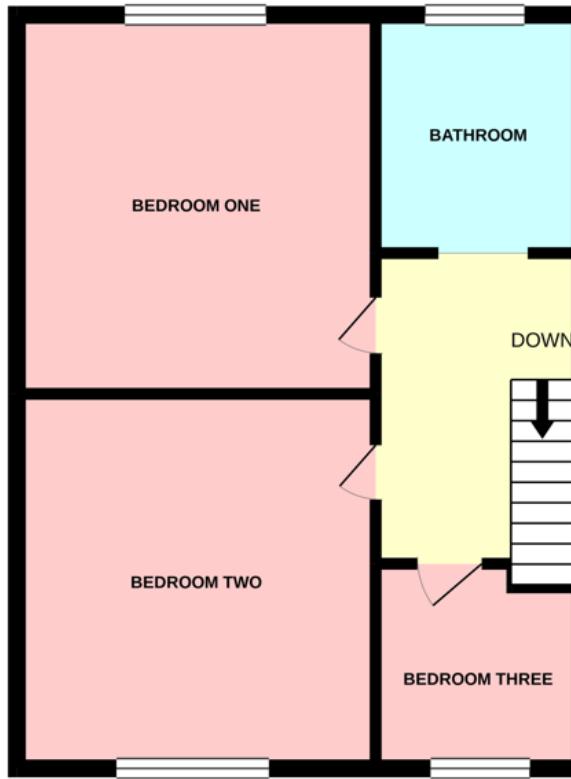




GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



High Garth - Reference Number: 11429

EPC TBC

Council Tax Band: Band

TOTAL FLOOR AREA: 924 sq.ft. (85.8 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.  
Made with Metropix ©2021

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.



Zoopla rightmove

Tel: 01723 363565

E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)