

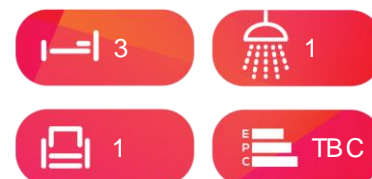


colin ellis

**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

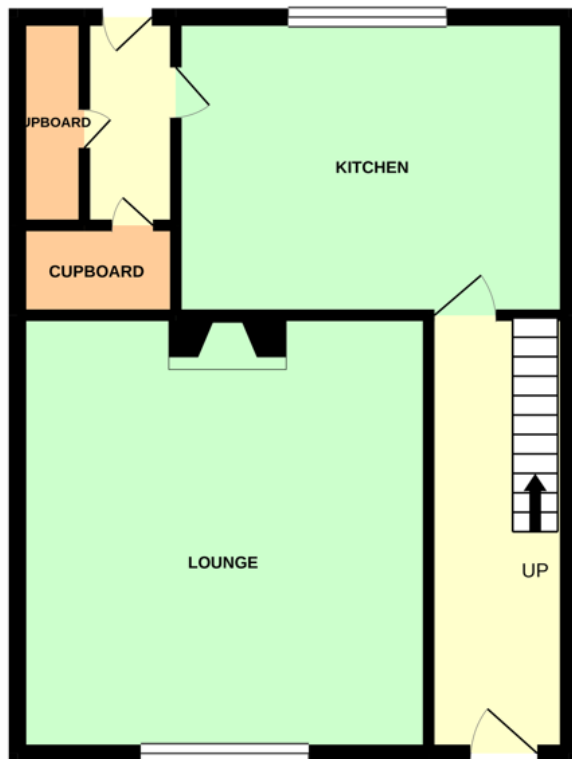
7' 2" x 5' 2" (2.2m x 1.6m)

OUTSIDE

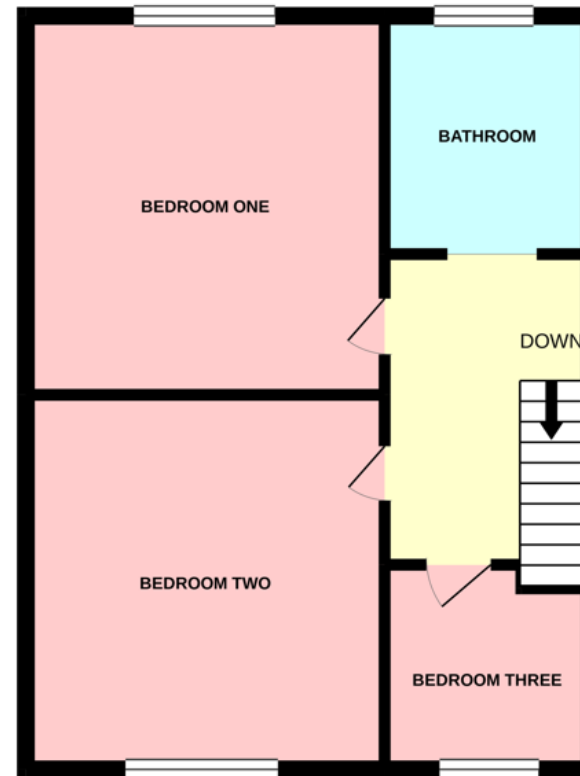




GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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



High Garth - Reference Number: 11429

Council Tax Band: Band

TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

EPC TBC

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.
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