

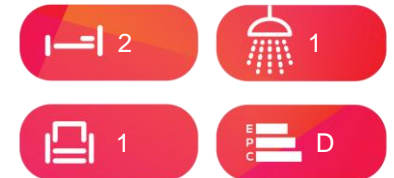


colin ellis

**Granby Place,  
Queen Street, Scarborough, YO11 1HL**

This CENTRALLY LOCATED TWO BEDROOM HOLIDAY LET FLAT offered to the market FULLY EQUIPPED and with BOOKINGS FOR 2022. The flat is located on the FIRST FLOOR and is close to local shops, bars, restaurants and a short walk to both of Scarborough's beaches (North and South Bay). The property would suit potential INVESTORS and viewing is highly recommended.

**Guide Price £125,000**





## PROPERTY DESCRIPTION

This centrally located two bedroom holiday let flat is offered to the market fully equipped and with bookings for 2022. The flat is located on the first floor and is close to local shops, bars, restaurants and a short walk to both of Scarborough's beaches (North and South Bay). The property briefly comprises of a communal entrance hall with stairs leading to the first floor entrance door, a long entrance hall with three storage cupboards leading to a large living room with bay window and room for a dining table. The kitchen is modern and comes fully equipped with appliances, there are two good sized bedrooms one with a double bed and one with two single beds. There is also a bathroom with shower over the bath and WC. The property is fully equipped and is currently run as a successful holiday let due to its central location and close proximity to the beach.

## LOCATION

The property is located on Queen Street on the edge of Scarborough's Old Town and only a short walk to Scarborough Town Centre with its many shops, bars and restaurants. Scarborough Railway Station is within walking distance to the property and on road parking is outside as well a large car park.

## COMMUNAL

To the front is a courtyard entrance leading to the front door. Inside are stairs to the first floor with entrance door to flat two.

## ENTRANCE HALL

Entrance hall with three storage cupboards, ceiling light two radiators and access door to fire escape.

## LIVING ROOM

15' 10" x 10' 8" (4.85m x 3.27m)

Living room with bay window, dado rail, fire surround, coving, ceiling light, radiator and door to hallway.

## KITCHEN

10' 3" x 5' 7" (3.14m x 1.72m)

Modern fitted kitchen with a range of cupboards and drawers, fridge freezer, oven, hob, stainless steel sink, wall mounted boiler, sash window, ceiling spotlights and part tiled walls.



### **BEDROOM ONE**

13' 11" x 7' 8" (4.26m x 2.36m)

Bedroom one with sash window, coving, ceiling light, radiator and door to hallway.

### **BEDROOM TWO**

14' 11" x 7' 10" (4.56m x 2.40m)

Bedroom two with sash window, coving, ceiling light, radiator and door to hallway.

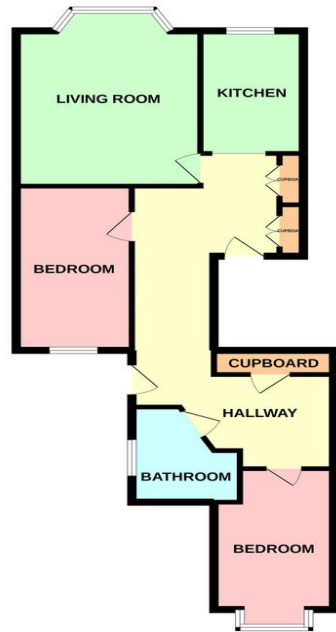
### **BATHROOM**

6' 4" x 4' 11" (1.95m x 1.52m)

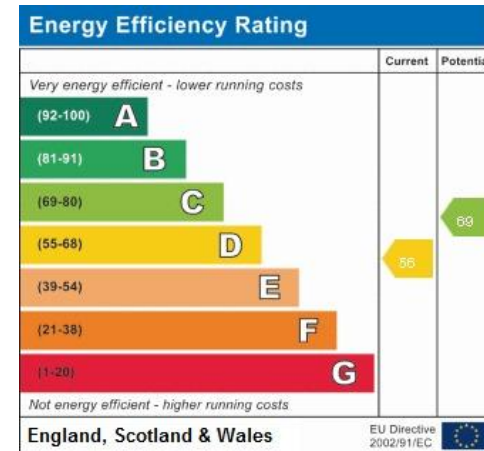
Bathroom with bath and shower over, glass shower screen, hand basin, WC, part tiled walls, ceiling light, heated towel warmer/radiator, extractor, uPVC double glazed frosted window and door to hallway.



GROUND FLOOR



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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Granby Place - Reference Number: 11112

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Tel: 01723 363565  
E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

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