



colin ellis

**Murchison Street,  
Scarborough, YO12 7RP**

Colin Ellis welcome to the market a THREE bedroom DETACHED property. Offering TWO bay fronted reception rooms, a room which could be converted into a DOWNSTAIRS bathroom or OFFICE, rear YARD and NO ONWARD CHAIN.

**OFFERS IN REGION OF £150,000**







Briefly comprising of an entrance hall, bay fronted lounge, bay fronted sitting room/diner, kitchen, office/possible downstairs bathroom and a rear porch. The upstairs offers three bedrooms and a bathroom. Outside the front has hedged boundaries and to the rear is a gated yard.

Well located in proximity to a wealth of local amenities including Falsgrave shopping parade and supermarket, choice of popular schools and colleges as well as Scarborough hospital and being on a regular bus route into town.

#### **ENTRANCE HALL**

With radiator, stairs to first floor and door to porch..

#### **LOUNGE**

10' 5" x 13' 9" (3.2m x 4.2m)

With bay window overlooking front, power points and radiator.

#### **SITTING ROOM**

11' 1" x 14' 1" (3.4m x 4.3m)

With bay window overlooking front, power points and radiator.

#### **KITCHEN**

10' 5" x 11' 1" (3.2m x 3.4m)

With window overlooking side, sink and drainer unit, built in cupboards, power points and radiator.

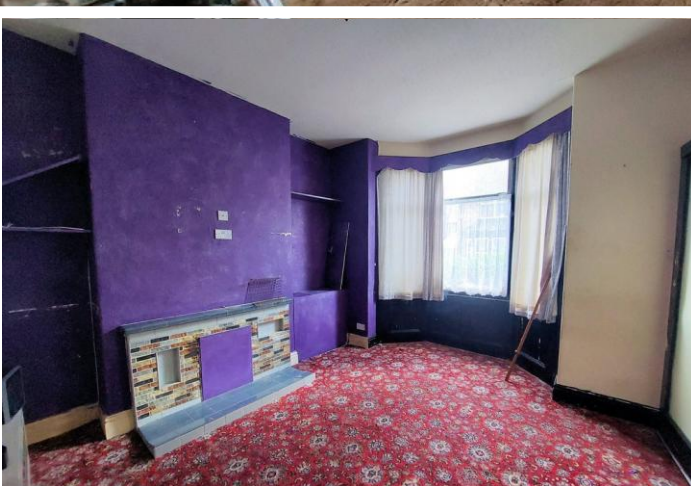
#### **OFFICE / BATHROOM**

11' 1" x 5' 2" (3.4m x 1.6m)

With window overlooking rear.

#### **REAR PORCH**

With access to rear yard.







### **STAIRS TO FIRST FLOOR**

With windows overlooking front and side, radiator and loft access.

### **BEDROOM ONE**

10' 5" x 11' 5" (3.2m x 3.5m)

With window overlooking front, power points and double radiator.

### **BEDROOM TWO**

11' 1" x 11' 5" (3.4m x 3.5m)

With window overlooking front, power points and radiator.

### **BEDROOM THREE**

8' 6" x 12' 9" (2.6m x 3.9m)

With window overlooking side, power points and radiator.

### **BATHROOM**

6' 10" x 2' 11" (2.1m x 0.9m)

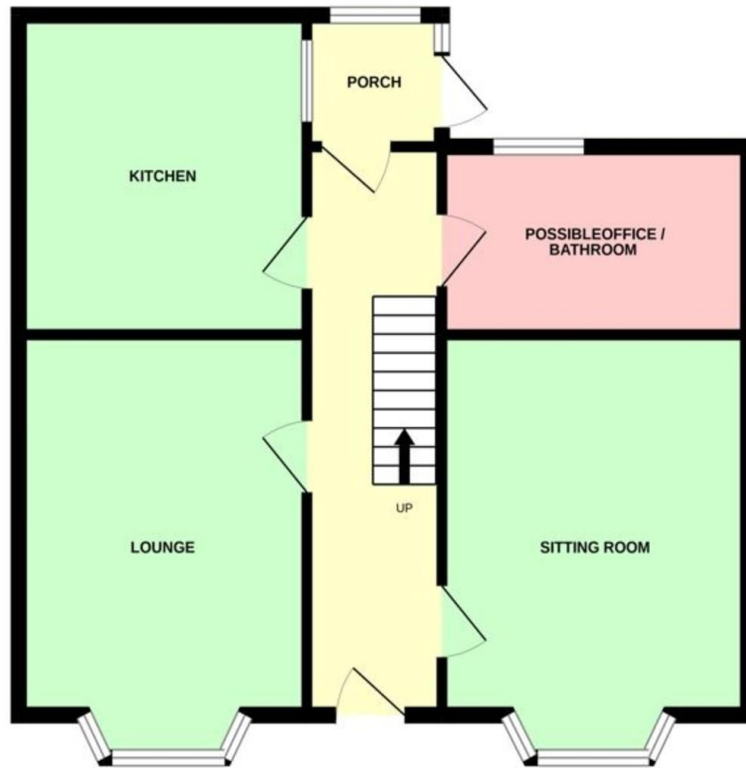
With panel bath, WC and window.

### **OUTSIDE**

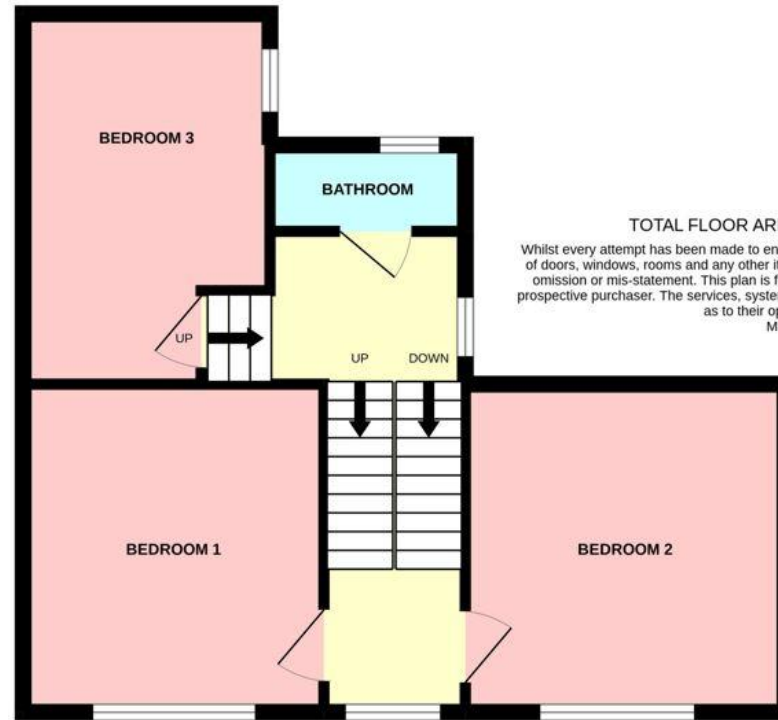
Rear yard.



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



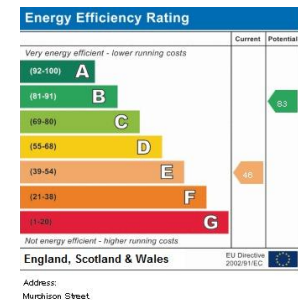
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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.  
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Murchison Street - Reference Number: 11493

Council Tax Band: Band B

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Tel: 01723 363565  
E-mail: info@colinellis.co.uk

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