



colin ellis

Vine Street, Scarborough, YO11 1XN

Located centrally for Scarborough Town Centre this two bedroom end terraced home offers no onward chain and has accommodation over three floors. The accomodation comprises of a living room, kitchen, bathroom and two bedrooms and would benefit from a scheme of works however the property is close to local shops, amenities and the railway station. Viewing is highly recommended.

Offers Over £80,000



PROPERTY DESCRIPTION

The property briefly comprises on the ground floor of a living room with feature fireplace and a kitchen with room for appliances. On the first floor is one bedroom to the front and a bathroom with shower over the bath. On the second floor is a large bedroom with skylight. To the rear is a small yard.

ENTRANCE HALL

LOUNGE

3.53 x 3.26 (11'6" x 10'8")

KITCHEN

3.37 x 2.42 (11'0" x 7'11")

BEDROOM ONE

3.92 x 1.95 (12'10" x 6'4")

BATHROOM

2.24 x 1.27 (7'4" x 4'1")

BEDROOM TWO

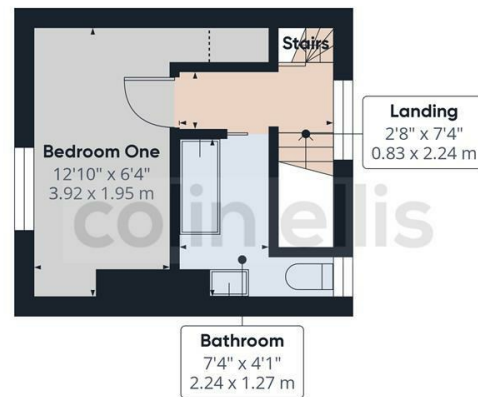
4.05 x 4.29 (13'3" x 14'0")







Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

533.46 ft²
49.56 m²

Reduced headroom

86.56 ft²
8.04 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

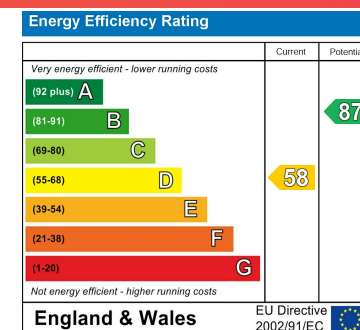
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Vine Street - 18632101
Council Tax Band - A
Tenure - Freehold

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 COLIN ELLIS 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.



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