



colin ellis

## Harley Street, Scarborough, YO12 5PY

This neat and tidy three bedroom semi detached home offers a fantastic opportunity for buyers looking to personalise a property and make it their own.

The ground floor features a living room, a bright and functional kitchen diner and a sun room that opens out to the garden. A striking feature window on the staircase adds a lovely touch of character and natural light.

Upstairs, there are three bedrooms and a family bathroom. Outside, the tiered rear garden offers two patio areas, along with a garden shed for additional storage.

An ideal home for first time buyers, young families, or anyone looking for a property with scope to add their own style.

Guide Price £172,500



**LIVING ROOM**

3.31 x 3.90 (10'10" x 12'9")

**KITCHEN**

4.93 x 2.51 (16'2" x 8'2")

**SUN ROOM**

3.02 x 1.47 (9'10" x 4'9")

**BEDROOM**

3.38 x 3.61 (11'1" x 11'10")

**BEDROOM**

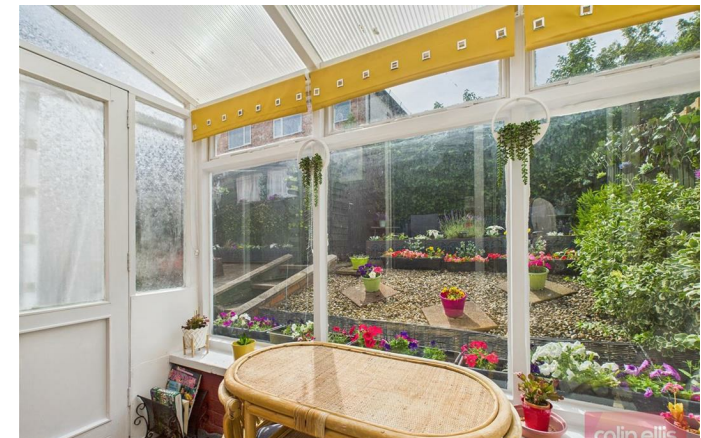
2.77 x 2.83 (9'1" x 9'3")

**BEDROOM**

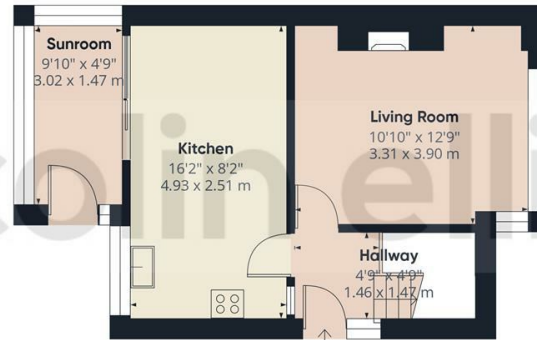
2.03 x 2.02 (6'7" x 6'7")

**BATHROOM**

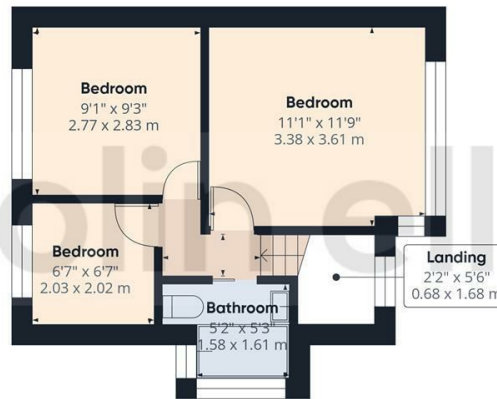
1.58 x 1.61 (5'2" x 5'3")







Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
685 ft<sup>2</sup>  
63.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Harley Street - 18713258

Council Tax Band - B

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	75
	EU Directive 2002/91/EC	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
www.colinellis.co.uk