colin ellis

Highfield,

Scarborough, YO12 4AW

Guide Price £150,000

This well presented three bedroom mid-terrace home has been recently refreshed throughout, making it an ideal purchase for first-time buyers or investors looking for a property ready to move straight into.

The property benefits from new carpets, fresh decoration, a modern fitted kitchen and a newly installed bathroom, offering a bright and contemporary feel throughout.

This property is offered with no onward chain and presents an excellent opportunity for buyers looking for a move in ready home. Early viewing is highly recommended.

3 | 1 | 2 | EPC E

PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway leading into a light and spacious bay-fronted living room, followed by a separate dining room. To the rear of the property is a modern fitted kitchen with a range of wall and base units, work surfaces with access through to the ground floor bathroom.

To the first floor are three bedrooms, including two generous double bedrooms and a third single bedroom, ideal as a nursery, office or dressing room.

Externally, the property offers a low-maintenance rear yard with gated access, providing useful outdoor space.

The property is conveniently located for local shops, schools, public transport links and Scarborough town centre, making it a practical and well-positioned home.

LIVING ROOM

3.99 x 3.32 (13'1" x 10'10")

DINING ROOM

3.42 x 2.93 (11'2" x 9'7")

KITCHEN

3.59 x 2.03 (11'9" x 6'7")

BATHROOM

1.65 x 1.89 (5'4" x 6'2")

BEDROOM

3.38 x 4.38 (11'1" x 14'4")

BEDROOM

3.40 x 2.71 (11'1" x 8'10")

BEDROOM

3.58 x 1.95 (11'8" x 6'4")

Floor 1

Floor 2

Approximate total area(1)

790 ft²

73.4 m²

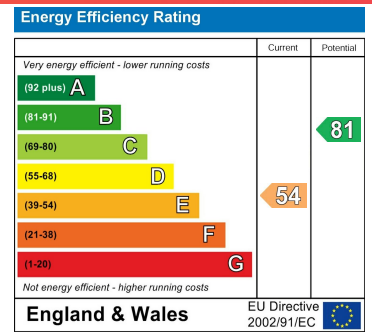
(1) Excluding balconies and terraces

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

GIRAFFE360

Highfield - 18779450
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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

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

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

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