



colin ellis

## Londesborough Road, Scarborough, YO12 5AH

A charming mid-terrace cottage, ideally located within walking distance of Scarborough's town centre and the popular Falsgrave area, with its range of local amenities, shops, and cafes. The train station is also conveniently nearby, making this an excellent base for commuters or holidaymakers.

The property offers a surprisingly spacious layout. On the ground floor, you'll find a cosy living room, a separate dining room, a kitchen, a bathroom, and a useful utility area.

Upstairs, there are two well-proportioned bedrooms plus an occasional room, ideal as a study or dressing room.

Outside, the home benefits from a garden and a yard, offering low-maintenance outdoor space.

A quaint and versatile home in a fantastic location, ideal for first-time buyers, investors, or those seeking a coastal retreat.

Guide Price £165,000



2



1



2



2



## LIVING ROOM

3.51 x 4.16 (11'6" x 13'7")

## DINING ROOM

3.14 x 3.03 (10'3" x 9'11")

## KITCHEN

1.92 x 5.22 (6'3" x 17'1")

## UTILITY AREA

1.83 x 0.80 (6'0" x 2'7")

## BATHROOM

1.84 x 2.00 (6'0" x 6'6")

## BEDROOM

4.80 x 4.16 (15'8" x 13'7")

## BEDROOM

4.38 x 3.09 (14'4" x 10'1")

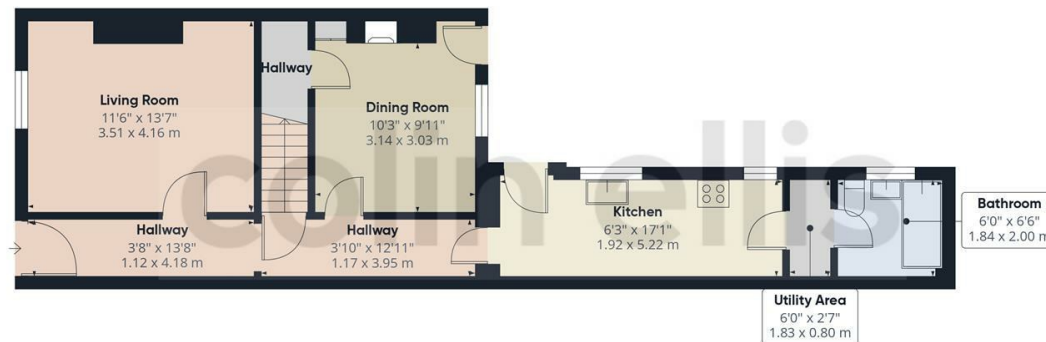
## OCCASIONAL ROOM

1.89 x 4.71 (6'2" x 15'5")

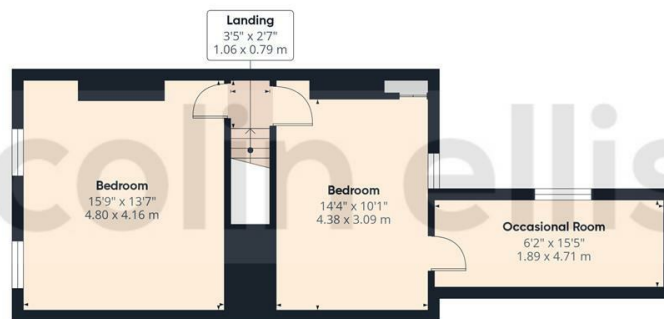








Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1025 ft<sup>2</sup>  
95.1 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

**Londesborough Road - 18619840**

**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.

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>		EU Directive 2002/91/EC



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