

colin ellis

your trusted property experts

Nelson Street,

Scarborough, YO12 7SZ

Guide Price - £79,950

** REDUCED FOR A QUICK SALE & VACANT POSSESSION **. Situated in a convenient residential location, this property offers an excellent opportunity for renovation and investment. The building comprises a ground floor garage/lock-up with a separate entrance leading to a two-bedroom flat on the first floor. The building offers great potential throughout and the ground floor could be converted into an additional flat. The first floor flat includes a living area, kitchen, two bedrooms, and a bathroom.

The property requires a scheme of refurbishment, allowing the new owner to create a home or rental property to their own specification. Externally, the property features a large garage or workshop space, ideal for storage, or conversion (subject to necessary consents). On-street permit parking is available to the front.

LOCATION
Sitauted on Nelson Street in Scarborough town centre the property is within convenient access to all the main town centre amenities.

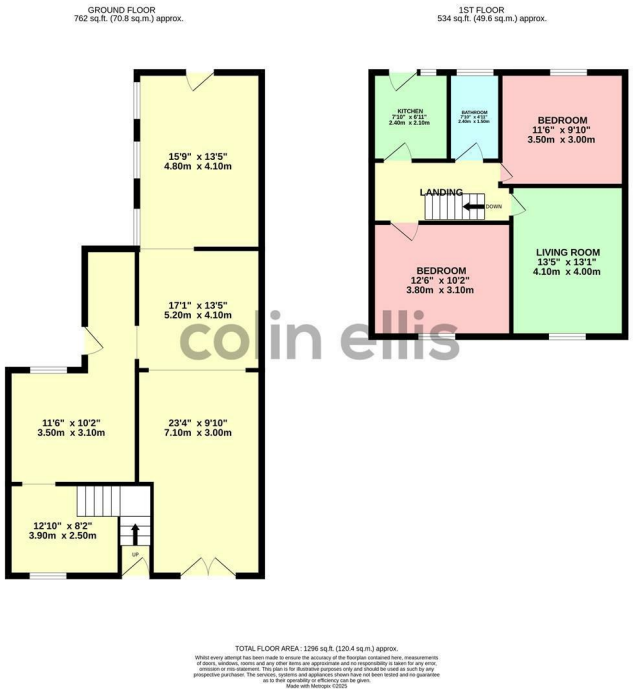
THE GROUND FLOOR
Workshop door opening to a large workshop / storage area that is in need of renovation or could easily be converted into a residential flat with the benefit of a garage (subject to planning)

FIRST FLOOR
Separate entrance door opening to stairs leading up to the first floor flat that has the benefit of a kitchen, lounge, two bedrooms and a bathroom / WC.

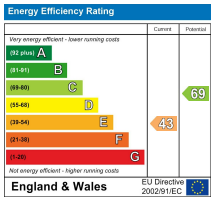
LOFT SPACE
There are stairs leading up to an occasional room.

VIEWING
Strictly via sole agents Colin Ellis Property Services on 01723 363565





Nelson Street - 18752187
Length of Tenancy - Please contact office for further information



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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