



colin ellis

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Caledonia Street, Scarborough, YO12 7DP

A well maintained two bedroom mid-terrace house, offered for sale with the option of a tenant in situ, making it an ideal buy-to-let investment or a potential home for owner occupiers subject to possession.

Conveniently located for local amenities, transport links, and everyday services, this property represents a solid, ready-made investment or a practical home in a well established residential area.

Guide Price £125,000

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2

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PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway, a front living room with bay window, and a separate dining room leading through to a fitted kitchen. To the first floor are two bedrooms and a modern family bathroom fitted with a white suite. Externally, the property benefits from an enclosed rear yard.

LIVING ROOM

2.77 x 2.98 (9'1" x 9'9")

DINING ROOM

2.41 x 3.42 (7'10" x 11'2")

KITCHEN

1.74 x 2.49 (5'8" x 8'2")

BEDROOM

3.55 x 3.01 (11'7" x 9'10")

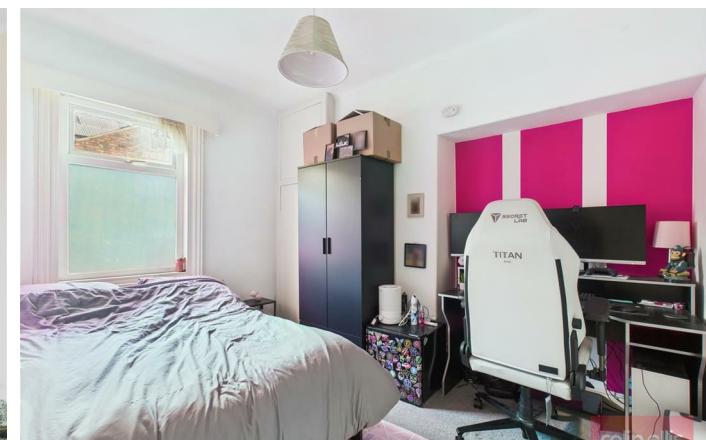
BEDROOM

2.31 x 3.41 (7'6" x 11'2")

BATHROOM

2.03 x 2.50 (6'7" x 8'2")







Caledonia Street - 18775127

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) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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