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**Nelson Street,
Scarborough, YO12 7SZ**

Guide Price - £120,000

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 parking is available to the front.

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

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)

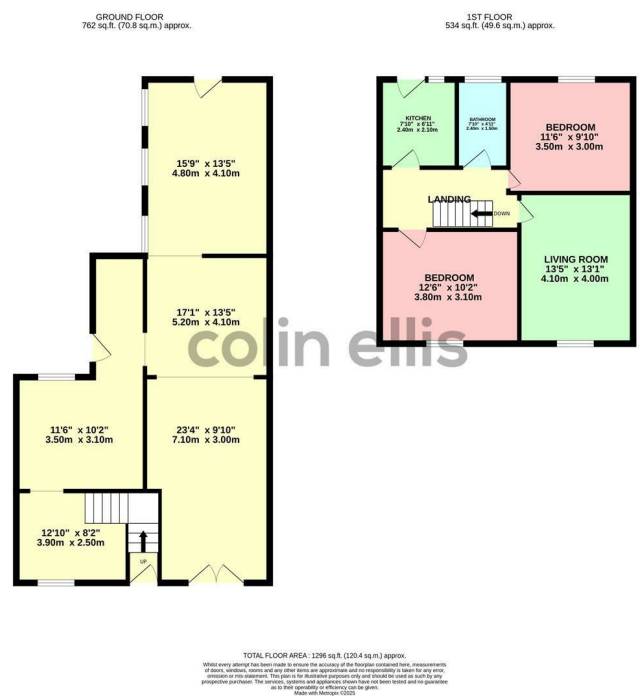
Separate entrance door opening to stairs leading up to the first floor flat that has the benefit of a kitchen, lounge, two bedrooms and a bathroom / WC.

Freehold and to be sold subject to an AST for the flat and vacant possession of the ground floor

The flat generates a below market rent of £80 per week, £4,160 per annum and could easily be up lifted once a scheme of modernisation has been carried out.

Strictly via sole agents Colin Ellis Property Services on 01723 363535

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