



colin ellis

## Grosvenor Crescent, Scarborough, YO11 2LJ

SOLD - A substantial period property arranged as three self contained flats, situated on the popular Grosvenor Crescent in Scarborough.

The property is arranged over three floors and is currently fully occupied, offering an established rental income. The accommodation comprises a ground floor one bedroom flat with an additional occasional room, and two further two bedroom flats on the first and top floors.

Offers Over £200,000



## PROPERTY INFORMATION

Ground Floor: Flat 1  
EPC: D  
One bedroom, occasional room, living room, kitchen and bathroom.  
Currently let at £500 pcm.

First Floor: Flat 2  
EPC: C  
Two bedrooms, living room, kitchen and bathroom.  
Currently let at £507 pcm.

Top Floor: Flat 3  
EPC: D  
Two bedrooms, living room, kitchen and bathroom.  
Currently let at £425 pcm.

The property currently generates a combined rental income of £17,184 per annum.

Grosvenor Crescent is a well established residential location within easy reach of Scarborough town centre, local amenities and transport links.

### \*\* FLAT 1 \*\*

#### LIVING ROOM

4.48 x 4.91 (14'8" x 16'1")

#### KITCHEN

4.49 x 2.08 (14'8" x 6'9")

#### BEDROOM

4.35 x 3.64 (14'3" x 11'11")

#### BATHROOM

1.45 x 2.49 (4'9" x 8'2")

#### OCCASIONAL ROOM

2.80 x 2.03 (9'2" x 6'7")

### \*\* FLAT 2 \*\*

#### LIVING ROOM

4.55 x 3.95 (14'11" x 12'11")

#### KITCHEN

3.53 x 2.71 (11'6" x 8'10")

#### BEDROOM

4.49 x 3.47 (14'8" x 11'4")

#### BEDROOM

3.23 x 2.49 (10'7" x 8'2")

#### BATHROOM

1.97 x 1.72 (6'5" x 5'7")

### \*\* FLAT 3 \*\*

#### LIVING ROOM

4.55 x 3.92 (14'11" x 12'10")

#### KITCHEN

3.10 x 2.98 (10'2" x 9'9")

#### BEDROOM

4.50 x 3.55 (14'9" x 11'7")

#### BEDROOM

4.41 x 2.43 (14'5" x 7'11")

#### BATHROOM

3.59 x 1.60 (11'9" x 5'2")

#### TENURE

We believe all three flats are freehold with a deed of covenant in place. The basement flat is separately owned and is not included within the sale.

\*\* Please note all matters of tenure are subject to verification and clarification in a contract of sale \*\*







**Grosvenor Crescent - 18781906**  
**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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