



colin ellis

## Bedford Street, Scarborough, YO11 1DB

Colin Ellis welcome to the market a THREE bedroom MID TERRACE property. Located CLOSE TO TOWN this WELL PRESENTED townhouse which is set over FOUR FLOORS benefits from TWO reception rooms, a family bathroom and an enclosed rear yard.

Guide Price £155,000





## DESCRIPTION

Briefly comprising of a lounge, a three piece bathroom suite and stairs leading downstairs to a dining room and a kitchen. The first floor offers two bedrooms and stairs leading to the second floor where there is a further bedroom with gas central heating through out. Outside there is a gated rear enclosed yard.

Being located within town this property has superb access to all amenities and within walking distance of the south bay and marine drive and not too far away are the north side attractions including the Scarborough cricket ground, Open Air Theatre, Alpamare water park, Peasholm Park and Scarborough Castle.

## LOUNGE

4.2 x 3.6 (13'9" x 11'9")

Double radiator, uPVC double glazed window and power points.

## DINER

3.6 x 3.5 (11'9" x 11'5")

Double radiator, uPVC double glazed window and power points.

## GROUND FLOOR LANDING

## KITCHEN

3.5 x 3.4 (11'5" x 11'1")

Base and drawer units, wood work top, space for electric oven and hob, space for fridge and freezer, sink/drainage unit, uPVC double glazed window, double radiator and power points.

## FIRST FLOOR LANDING





## BEDROOM ONE

4.1 x 3.6 (13'5" x 11'9")

Double radiator, uPVC double glazed window and power points.

## BEDROOM TWO

4.2 x 2.8 (13'9" x 9'2")

Double radiator, uPVC double glazed window and power points.

## BEDROOM THREE

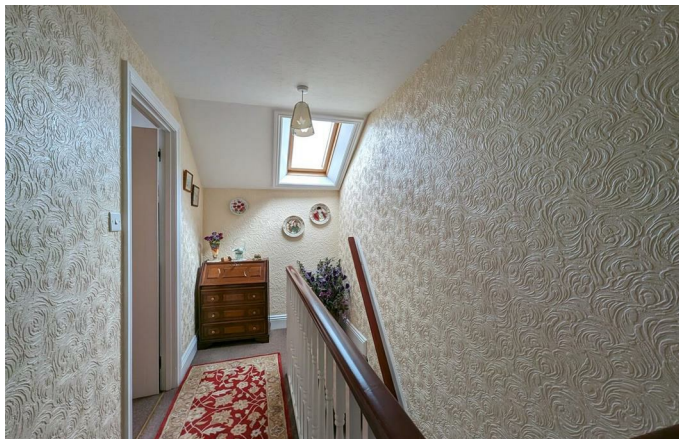
3.8 x 2.3 (12'5" x 7'6")

Double radiator, uPVC double glazed window and power points.

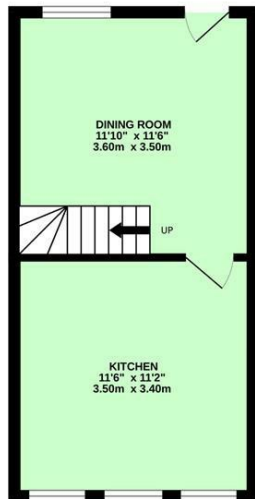
## BATHROOM

3.3 x 2.9 (10'9" x 9'6")

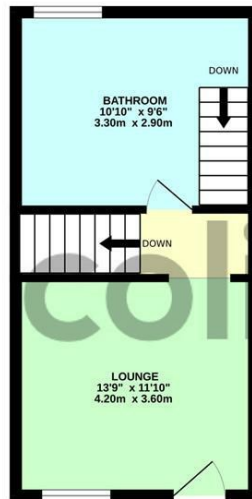
Panel bath, basin with pedestal, low flush wc, electric shower and towel rail, uPVC double glazed window and single radiator.



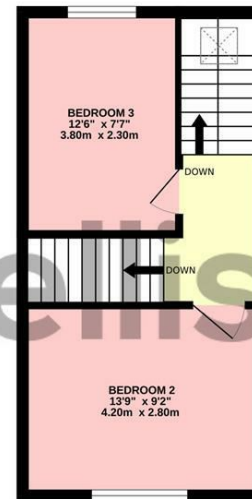
**BASEMENT**  
268 sq.ft. (24.9 sq.m.) approx.



**GROUND FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



**1ST FLOOR**  
268 sq.ft. (24.9 sq.m.) approx.



**2ND FLOOR**  
167 sq.ft. (15.5 sq.m.) approx.



**TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.**


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedford Street - 18625136**

**Council Tax Band - B**

**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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>57</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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