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

**Guide Price - £99,000**

REDUCED FOR A QUICK SALE. 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

Situated 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.

## TENURE

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

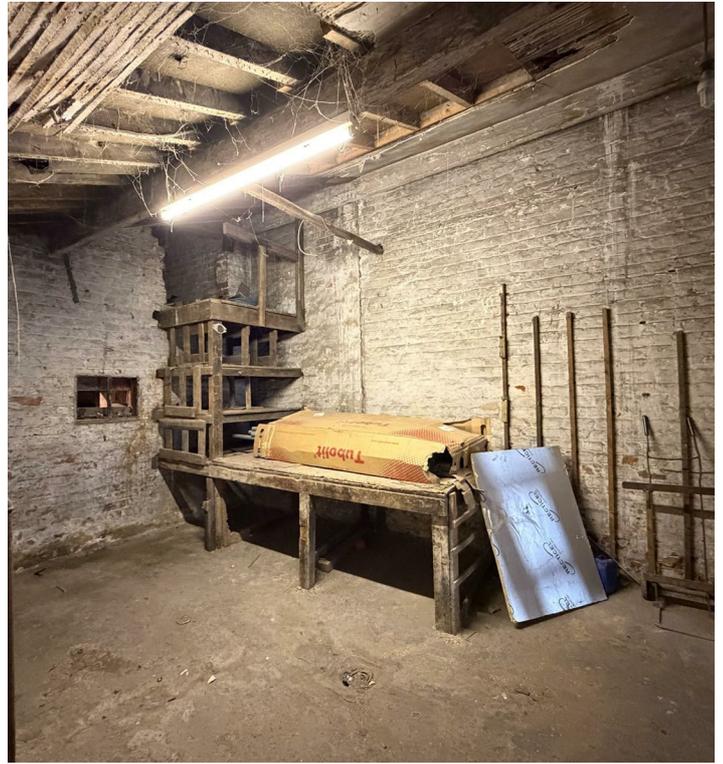
## RENT

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.

## VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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TOTAL FLOOR AREA: 1296 sq ft (120.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown on this plan are for general information only and their availability or efficiency can be given. Please refer to the relevant legislation.

**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	B		
C	D		
E	F		
G			
Not energy efficient - higher running costs			
England & Wales		69	48



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