



colin ellis

Murray Street, Scarborough, YO12 5AB

Situated on Murray Street this delightful THREE BEDROOM SEMI DETACHED family home is just a short walk from Scarborough Town Centre, the railway station and is in easy access to a variety of shops, restaurants on Falsgrave. A stand out feature of this property is the GENEROUS OUTDOOR SPACE to the rear and a RECENT SCHEME OF WORKS that our owners have undertaken. With great traditional features, SPACIOUS RECEPTION ROOMS, three bedrooms, and great outdoor space, it is sure to appeal to a wide range of buyers.

Guide Price £185,000

3

1

2

D

PROPERTY DESCRIPTION

The property briefly comprises of a courtyard garden to the front leading to the front door, a welcoming entrance hall leading to an inner hallway with under stairs cupboard. To the front is a large living room with fireplace and bay window, a dining room is located to the rear next to a compact kitchen leading out onto the garden. On the first floor are three good sized bedrooms and a bathroom.

LIVING ROOM

4.72 x 3.98 (15'5" x 13'0")

DINING ROOM

4.05 x 3.27 (13'3" x 10'8")

KITCHEN

3.94 x 1.76 (12'11" x 5'9")

BEDROOM

3.98 x 3.99 (13'0" x 13'1")

BEDROOM

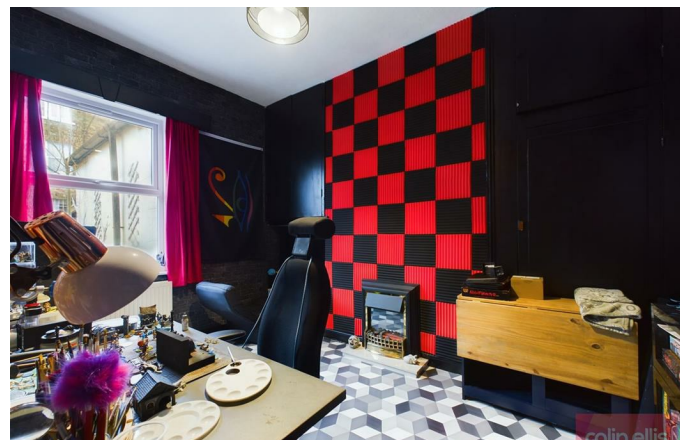
4.03 x 2.92 (13'2" x 9'6")

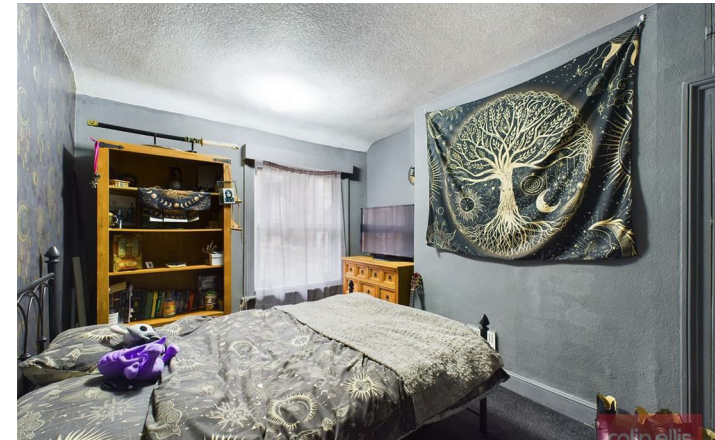
BEDROOM

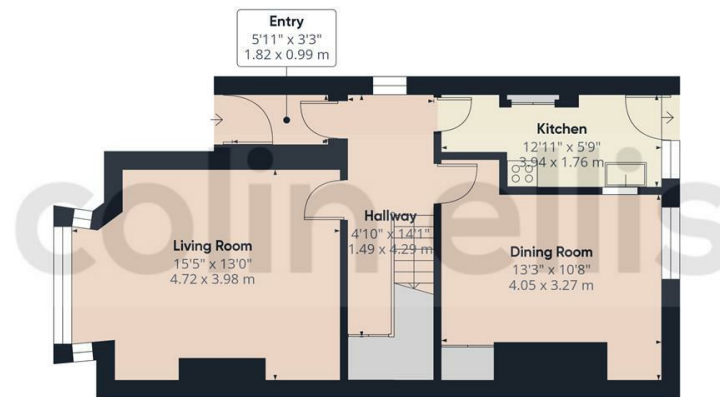
4.06 x 2.14 (13'3" x 7'0")

BATHROOM

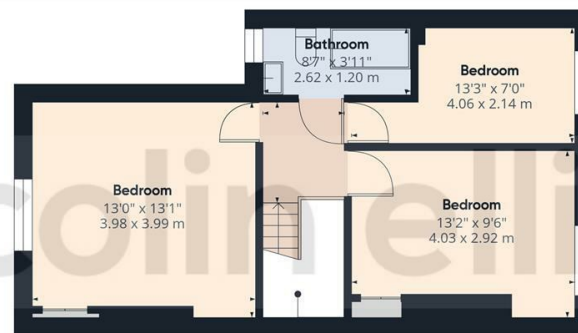
2.62 x 1.20 (8'7" x 3'11")







Floor 1



Floor 2



Approximate total area*
912.99 ft²
84.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

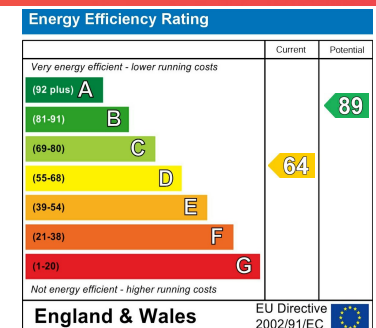
GIRAFFE360

Murray Street - 18659964

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**