



colin ellis

Swan Hill Road, Scarborough, YO11 1BW

Situated in the heart of Scarborough Town Centre, this charming mid terrace property offers well proportioned accommodation across three floors. Blending character features with practical living space, it is ideally suited for first time buyers, investors or those seeking a conveniently located coastal home.

Guide Price £125,000



PROPERTY DESCRIPTION

A well located and characterful home offering excellent potential, perfectly placed to enjoy everything Scarborough has to offer.

The ground floor comprises a cosy living room to the front, complete with a wood burning stove set within a recessed fireplace, creating a warm and inviting focal point. To the rear, the kitchen offers a practical layout with a range of fitted units, worktops and space for appliances. There is room for a small dining table and access to the rear courtyard. Arranged over the upper floors are three bedrooms and a bathroom located on the first floor.

The enclosed rear courtyard is low maintenance and provides a private outdoor retreat, ideal for potted plants and seating. A useful outbuilding offers additional storage.

LIVING ROOM

3.17 x 3.07 (10'4" x 10'0")

KITCHEN

3.04 x 3.25 (9'11" x 10'7")

BEDROOM

3.09 x 3.18 (10'1" x 10'5")

BATHROOM

2.99 x 2.49 (9'9" x 8'2")

BEDROOM

2.88 x 3.21 (9'5" x 10'6")

BEDROOM

3.03 x 2.47 (9'11" x 8'1")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Swan Hill Road - 18769294

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.



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