



## 73 Nelson Street

Scarborough, YO12 7TA

Guide Price £130,000



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## 73 Nelson Street

Ellis Hay are delighted to bring to the market this spacious four-bedroom terraced property, ideally situated on Nelson Street in Scarborough. Offering generous living accommodation across three floors, this home is perfectly suited to families, investors, or those seeking a well-located coastal property.

The property briefly comprises a bright and airy open-plan lounge/dining room, creating an excellent space for both relaxing and entertaining, which leads through to the kitchen with access to a rear porch and enclosed yard. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor provides two further bedrooms, offering flexible living arrangements.

Ideally positioned within close proximity to the town centre, train station, a range of local shops, cafés, and restaurants, as well as being just a short stroll from the seafront. The property is also conveniently located near local schools and the popular Falsgrave area.

A fantastic opportunity not to be missed. Please call our friendly sales team on 01723 350077 to arrange a viewing.

## Lounge

13'1" x 11'10" (4.01 x 3.61)

## Dining Room

10'5" x 6'10" (3.19 x 2.10)

## Kitchen

9'2" x 9'2" (2.81 x 2.80)

## Bathroom

6'2" x 4'11" (1.90 x 1.50)

## Bedroom 1

13'1" x 9'6" (4.01 x 2.91)

## Bedroom 2

12'5" x 8'10" (3.80 x 2.70)

## Bedroom 3

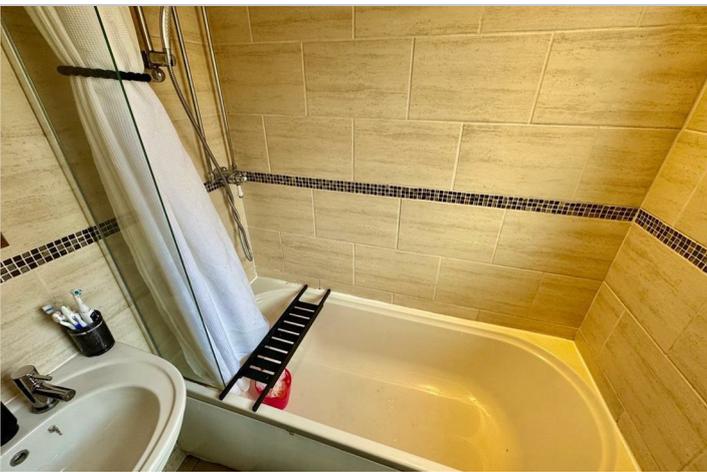
13'1" x 9'6" (4.01 x 2.91)

## Bedroom 4

12'9" x 8'10" (3.90 x 2.70)

## Directions

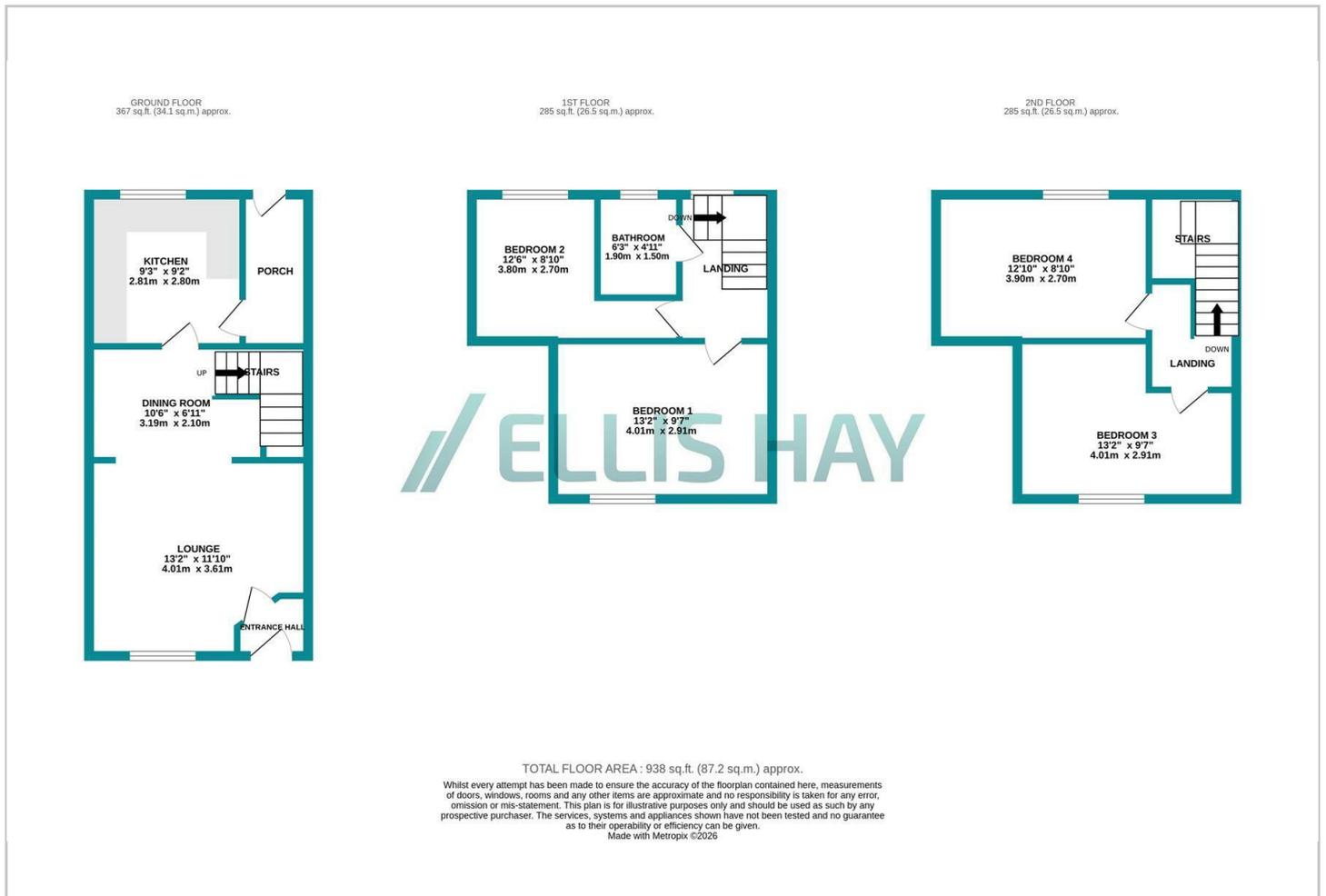
What 3 Words  
Sums.serves.verge



## Hybrid Map



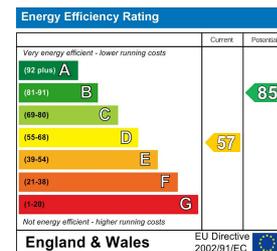
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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