ELLIS HAY



4 St. Martins Road

Ramshill, Scarborough, YO11 2QJ

£120,000

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We are pleased to bring to the market this three-bedroom semi-detached property, occupying a tucked-away position while remaining conveniently close to the popular Ramshill area of South Cliff, Scarborough. Ideally situated, the property lies within easy reach of a wide range of local amenities, as well as being just a short stroll from the Esplanade, South Bay and the town centre.

The accommodation briefly comprises an entrance hallway leading to a front-facing lounge with bay window, alongside a separate dining room. To the rear is a kitchen with access to a utility room and a useful walk-in pantry, providing additional storage and practicality. To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation suited to a variety of buyers. Externally, the property benefits from an enclosed rear yard, designed for ease of maintenance.

The property would benefit from a programme of modernisation, however it offers excellent potential to create a spacious and well-located home. The size, layout and sought-after location are likely to appeal to a range of purchasers, including those looking for a family home, second home or investment opportunity.

Offered to the market with NO ONWARD CHAIN, early viewing is recommended to fully appreciate the potential on offer. Please contact our sales team on 01723 350077 to arrange a viewing.

Front Entrance

Hallway

Lounge
11'9" x 9'2" (3.6 x 2.8)

Dining Room
12'5" x 11'5" (3.8 x 3.5)

Kitchen
7'6" x 11'9" (2.3 x 3.6)

Utility
7'6" x 8'2" (2.3 x 2.5)

Walk in Pantry
7'6" x 1'11" (2.3 x 0.6)

Bedroom 1
14'1" x 11'1" (4.3 x 3.4)

Bedroom 2
9'2" x 6'6" (2.8 x 2.0)

Bedroom 3
7'6" x 8'10" (2.3 x 2.7)

Bathroom
8'6" x 4'3" (2.6 x 1.3)

Outside

HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



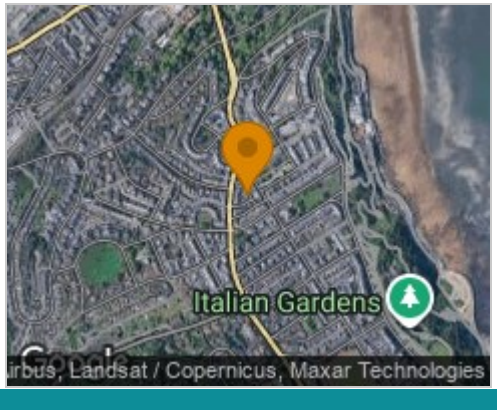




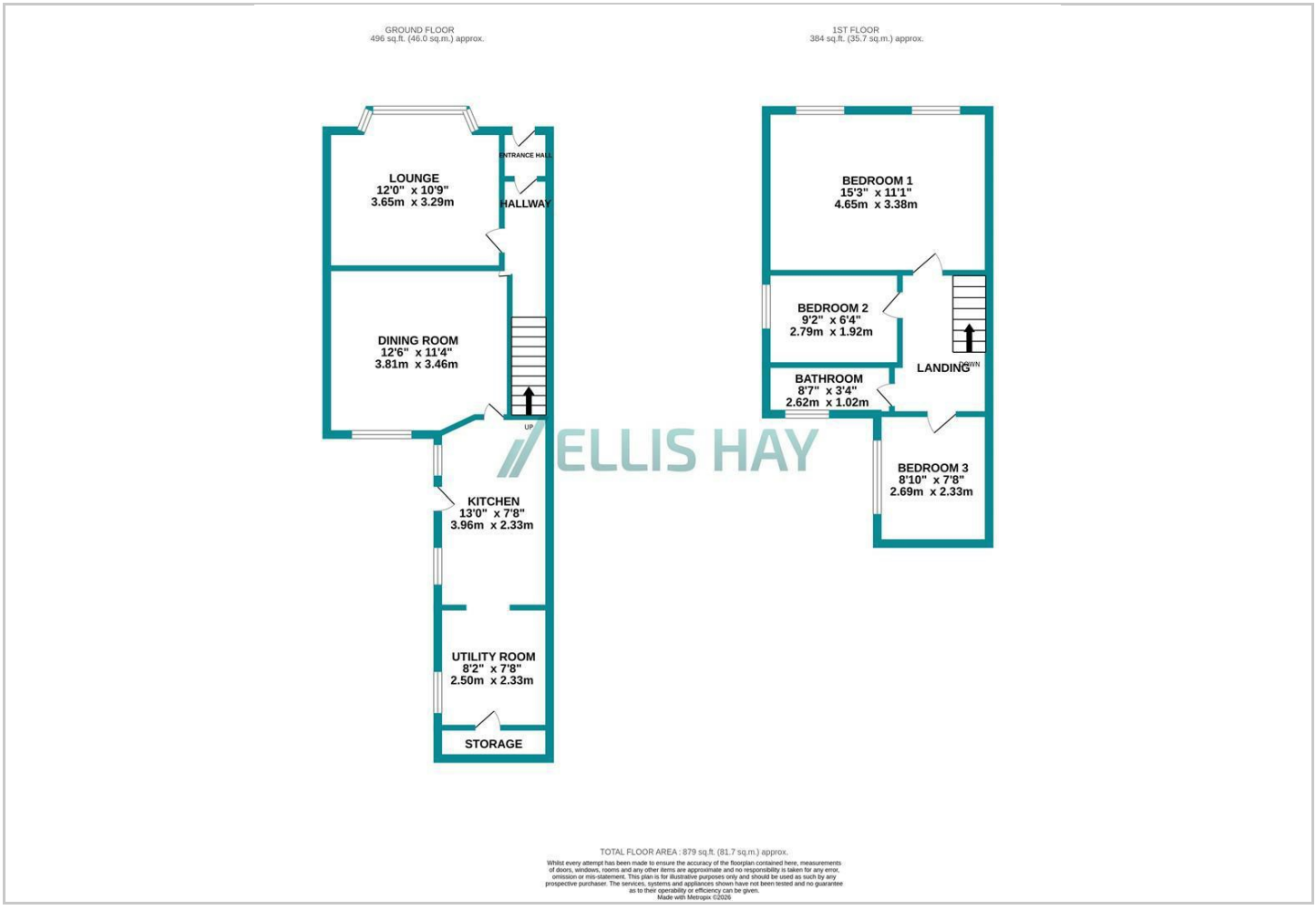


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Hybrid Map



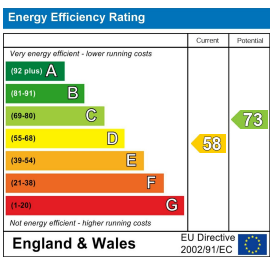
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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