



## 44 Ramsey Street

, Scarborough, YO12 7LR

Guide Price £175,000



Situated on a popular residential street, conveniently located for Scarborough town centre and the open green spaces of Manor Road Park, this three-bedroom terraced house offers well-proportioned accommodation suited to a range of buyers. The property benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises a lounge, separate dining room and kitchen to the ground floor, providing practical living space for everyday family life. To the first floor are three bedrooms and a family bathroom, offering comfortable accommodation with scope for personalisation to suit individual tastes.

Conveniently positioned for local amenities, schools and transport links, the property represents an excellent opportunity for first-time buyers, families or investors alike. Early viewing is recommended to appreciate the accommodation and location on offer.



## FORECOURT FRONT

Leading to

## UPVC FRONT DOOR

## PORCH

Original tiled floor, glazed door leading to

## HALLWAY

Radiator

**LOUNGE 13'0" x 11'2" (3.98 x 3.41)**

**DINING ROOM 12'0" x 11'2" (3.66 x 3.41)**

**KITCHEN 13'5" x 8'0" (4.10 x 2.46)**

**BEDROOM ONE 14'11" x 11'3" (4.56 x 3.44)**

**BEDROOM TWO 12'2" x 9'6" (3.72 x 2.92)**

**BEDROOM THREE 8'3" x 6'11" (2.52 x 2.12)**

**BATHROOM 12'2" x 4'3" (3.72 x 1.32)**

## OUTSIDE

Forecourt front and large enclosed rear yard with utility cupboard which is plumbed for a washing machine

## 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.

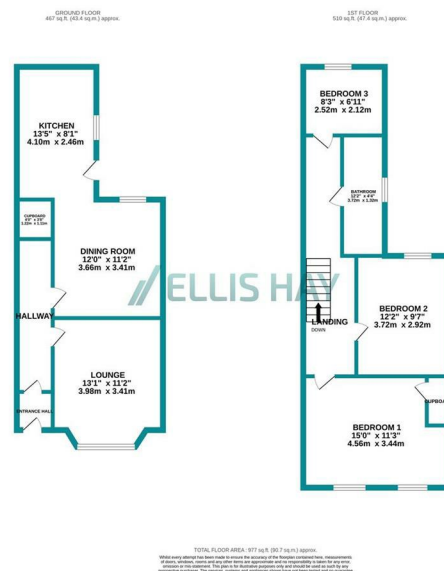
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band: B**

**Tenure: Freehold**



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