



12 Spring Bank

Scarborough, YO12 4DZ

Guide Price £135,000



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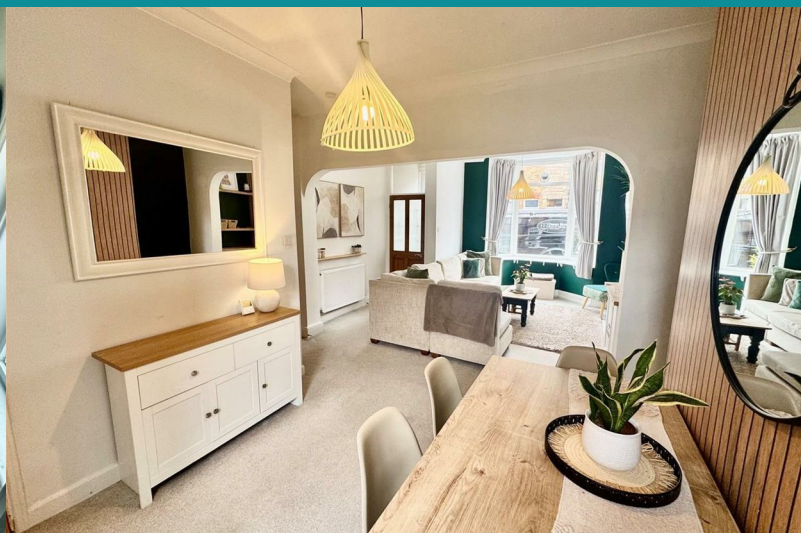
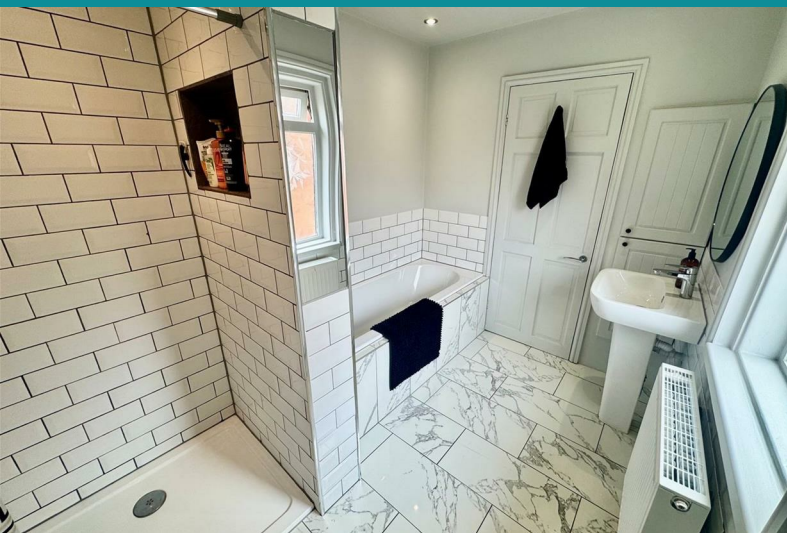
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Ellis Hay are delighted to welcome to the market this beautifully presented two-bedroom mid-terraced home, situated in the popular Spring Bank area of Scarborough. Conveniently located close to a range of local amenities, schools and excellent transport links, the property also offers easy access to the town centre and surrounding attractions. Having been extensively renovated and modernised throughout, this is a true turnkey home, ideal for first-time buyers, downsizers or investors looking for a property that is ready to move straight into. The property further benefits from a new roof fitted within the last year, a number of recently replaced uPVC windows and a new electrical consumer unit, providing additional peace of mind for prospective purchasers.

The accommodation is well proportioned and thoughtfully updated, offering stylish and comfortable living throughout. Finished to a high standard, the property combines modern décor with practical living spaces, making it perfect for everyday living or as a low-maintenance investment. The recent improvements have created a home that requires very little for a new owner to do other than unpack and enjoy.

In our opinion, this is an excellent opportunity to purchase a beautifully renovated home in a convenient and well-established residential location. Offering a fantastic combination of modern upgrades, low-maintenance living and excellent value, early viewing is highly recommended to fully appreciate everything this property has to offer. For further information or to arrange your viewing.

Please contact our friendly Sales on 01723 350077 to arrange a viewing.

Living Room

13'5" x 11'5" (4.10 x 3.50)

Dining Room

11'5" x 8'10" (3.50 x 2.70)

Kitchen

11'5" x 6'10" (3.50 x 2.10)

Bedroom 1

13'5" x 11'5" (4.10 x 3.50)

Bedroom 2

11'5" x 8'2" (3.50 x 2.50)

Bathroom

6'11" x 9'6" (2.12 x 2.90)

Directions

What 3 Words
Blocks.racks.indeed

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.

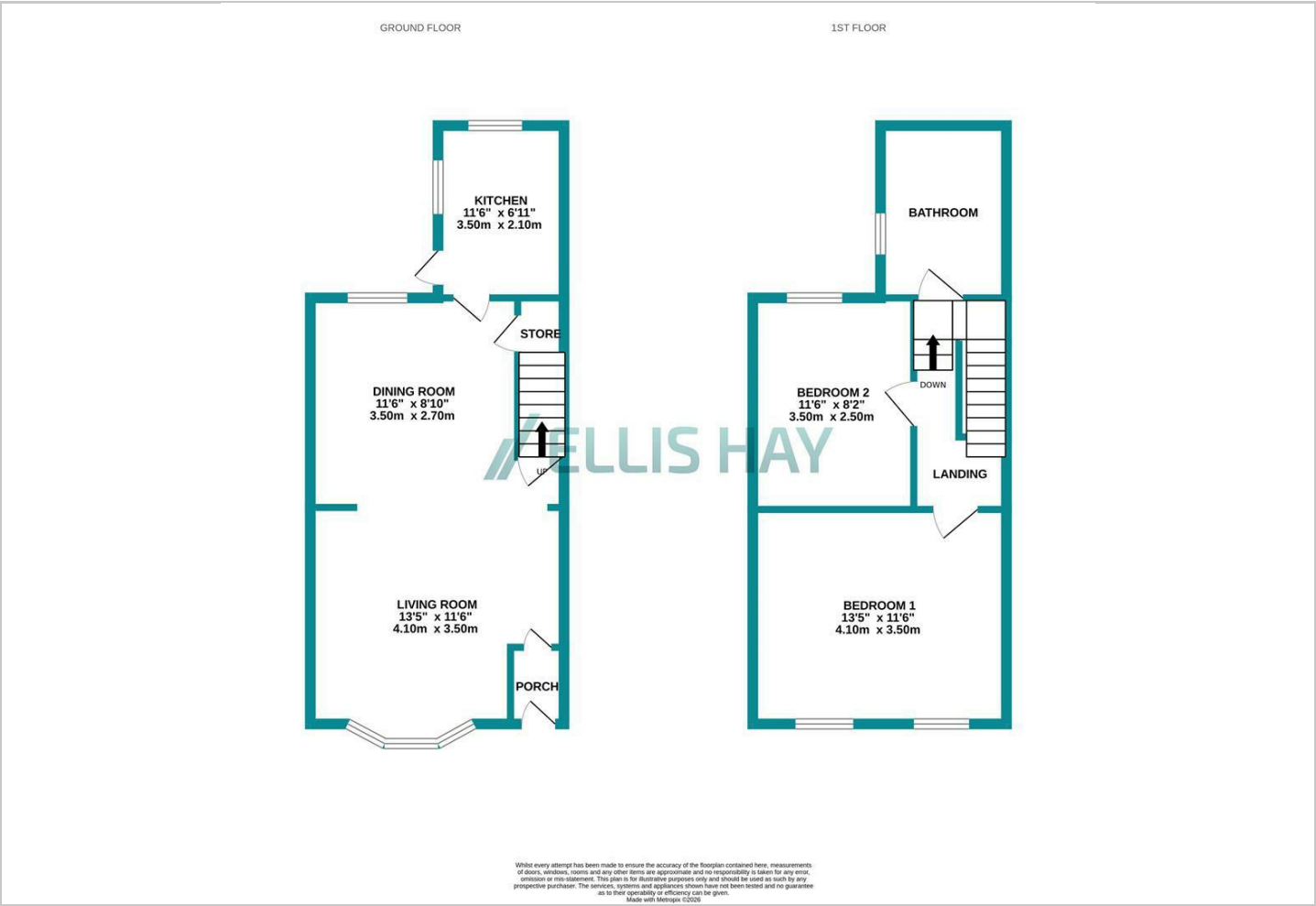
Tel: 01723 350077



Hybrid Map



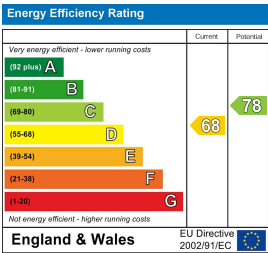
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.