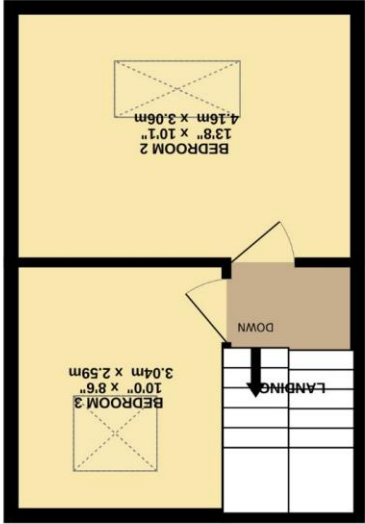
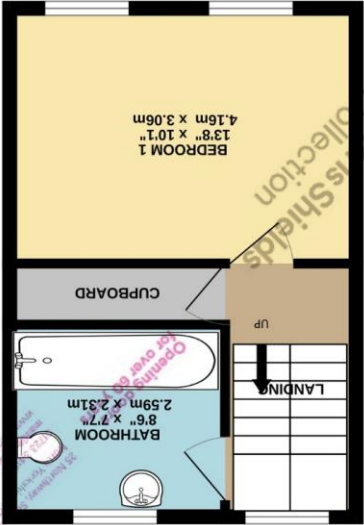


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

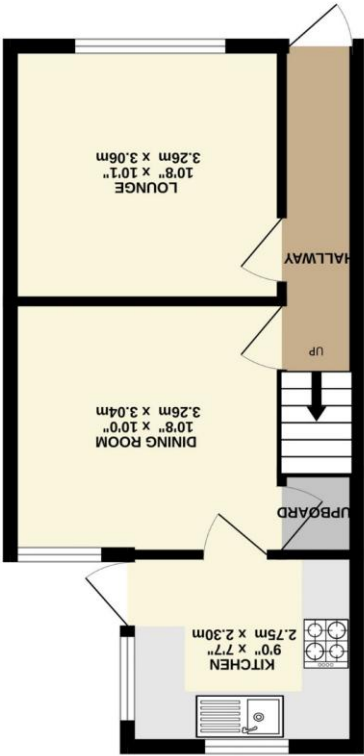
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2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



44 Victoria Street, Scarborough, North Yorkshire,
YO12 7SS

Harris Shields
Collection

A three bedroom end terraced home.

- ✓ End Terraced Home
- ✓ Three Bedrooms
- ✓ Close To The Town Centre
- ✓ Buy Vacant Or With Existing tenant
- ✓ Current Rent of £9,464.00 Per Annum
- ✓ No Onward Chain

Asking Price £138,500

Harris Shields Collection

Harris Shields Collection, 25 Northway, Scarborough North Yorkshire, YO11 1JH

01723 341557
mail@harris-shieldscollection.uk
<https://harris-shieldscollection.uk/>

Description
A deceptively spacious three-bedroom end-terraced home, conveniently situated close to the town centre and offered for sale with no onward chain. The property also presents an excellent investment opportunity and can be purchased with a tenant in situ, providing an immediate rental income of £9,464 per annum. The current tenant has been in occupation for approximately seven years, offering a strong degree of rental continuity. The accommodation is arranged over three floors and briefly comprises an entrance hall, spacious lounge, separate dining room and fitted kitchen with access to the outside space.
To the first floor is a good-sized bedroom, family bathroom and useful storage room, while the second floor provides two further bedrooms, offering flexible accommodation for families or tenants. With its convenient town centre location, generous accommodation and established rental history, this property would make an ideal first home or a straightforward addition to an existing buy-to-let portfolio.

HMRC Check
Additional Information
Council tax band

