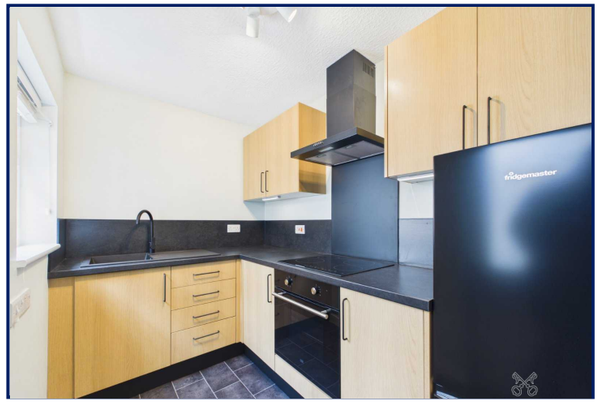
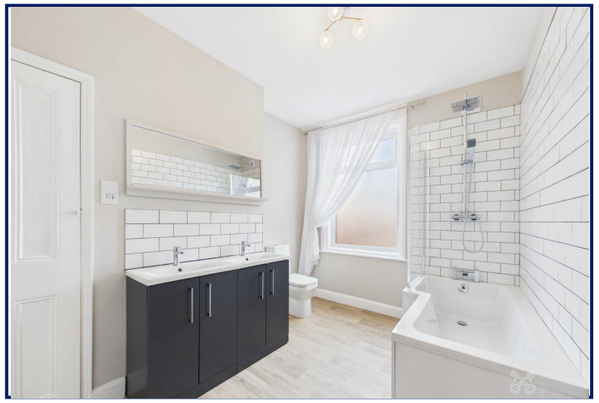
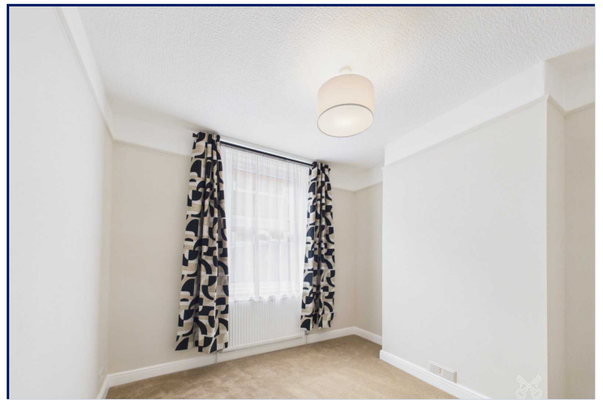
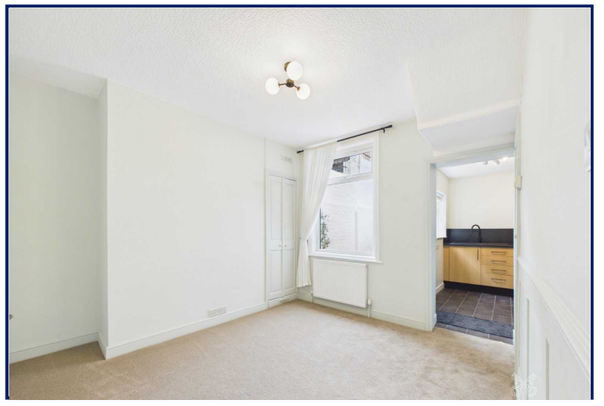


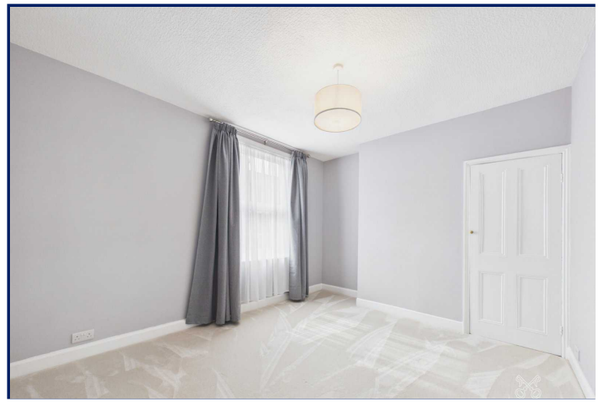


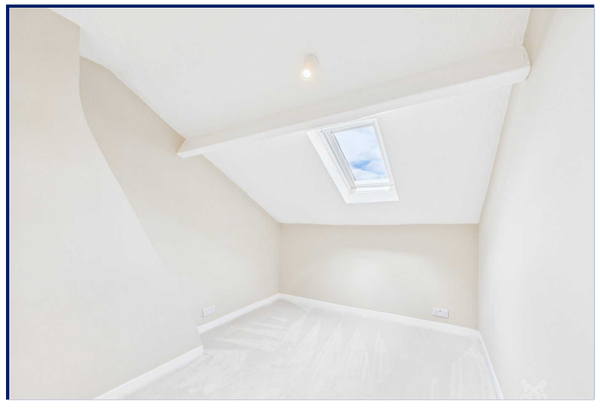












Belle Vue Street, Scarborough,
North Yorkshire, YO12

Asking Price: £155,000
Freehold

Reeds Rains

reedsrains.co.uk

Belle Vue Street, Scarborough, North Yorkshire, YO12

Asking Price: £155,000 Freehold

Council Tax Band:
EPC Rating: D

*** Beautifully renovated 3-bedroom terraced home in popular town centre location, finished to an exceptional standard throughout with private rear yard ***

Main Description
Beautifully renovated to an exceptional standard throughout, this impressive three-bedroom terraced home on Belle Vue Street offers stylish, modern living with spacious accommodation and a private enclosed rear yard.

The property has undergone a comprehensive refurbishment to a high specification, creating a turnkey home ideal for families, first-time buyers, or investors seeking a ready-to-move-into property. Ideal for families, first-time buyers, or investors, the property combines contemporary design with practical living space.

Upon entering, you are welcomed by a bright and inviting hallway, leading to two separate reception rooms comprising a comfortable lounge and a spacious dining room. The dining room flows through to the modern fitted kitchen, creating an ideal layout for both everyday living and entertaining. Throughout the home, tasteful décor and quality finishes enhance the property's modern appeal.

To the first and second floors are three well-proportioned bedrooms, offering flexible accommodation for families, guests, or those working from home.

The property also benefits from a stylish family bathroom fitted with contemporary fixtures and fittings, together with a separate utility room and additional WC, providing added convenience for modern family life.

Externally, the property features a private enclosed rear yard, offering a low-maintenance outdoor space perfect for relaxing, entertaining, or al fresco dining.

Situated in a popular and convenient residential location, the property is within easy reach of local amenities, schools, transport links, and Scarborough town centre.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - No
Coal Mining Area - No
Council Tax Band Band A
Council Tax Estimate £1,696
Year Built Before 1900

Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Good
Vodafone - Good

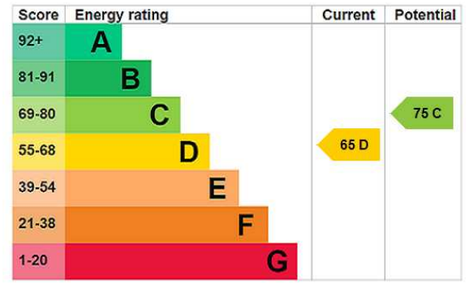
Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - Yes

Agent Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.



For full EPC please contact the branch

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk