

Union Street, Scarborough
Offers Over £50,000



**ONE BEDROOM TOWN CENTRE TERRACED HOUSE~~SBC
ACCREDITED AS RENTAL~~LOUNGE~~KITCHEN~~SHOWER
ROOM~~DOUBLE GLAZING~~CENTRAL HEATING~~ELECTRICAL
CERTIFICATE~~IDEAL INVESTMENT~~£100 PER WEEK~~NO
ONWARD CHAIN.**

Lounge (3.30m x 3.30m - 10'10" x 10'10")

UPVC door to the front aspect, UPVC window to the front aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points. Stairs to the first floor landing.

Kitchen (2.10m x 1.80m - 6'11" x 5'11")

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, range of wall and base units with roll top work surface, sink and drainer, space for cooker, power points.

First Floor Landing

UPVC double glazed window to the rear aspect, cupboard housing the gas combi boiler, plumbing for washing machine, space for tumble dryer, power points.

Shower Room

White three piece suite comprising of low flush WC, wash hand basin, walk in corner shower cubicle, extractor fan, radiator and heated chrome towel rail.

Bedroom One (3.40m x 3.30m - 11'2" x 10'10")

UPVC double glazed window to the front aspect, two storage cupboards, radiator, power points, stairs to the attic room.

Attic (5.20m x 3.60m - 17'1" x 11'10")

Velux to the rear aspect, radiator and power points.

External (Rear Courtyard)

Low maintenance gated small rear courtyard,

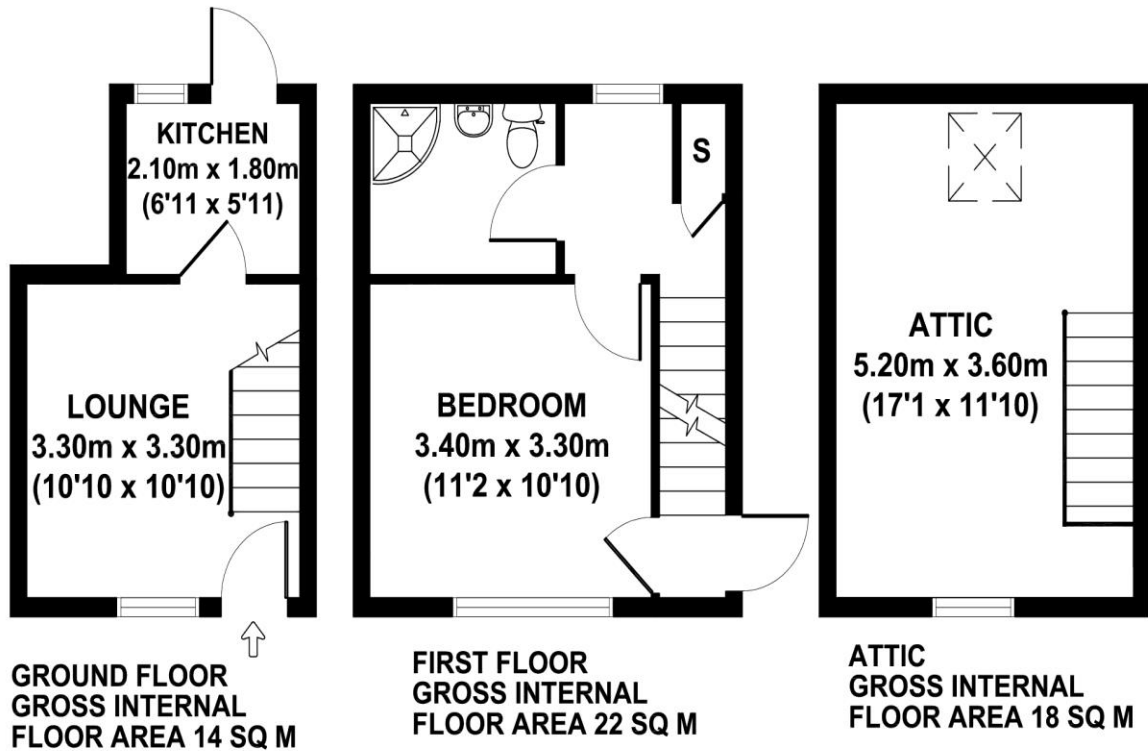
Front (Courtyard)

Walled courtyard to the front aspect.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Floor Plan



UNION STREET

APPROX. GROSS INTERNAL FLOOR AREA 54 SQ M / 581 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given