

Durham Street,, Scarborough
Guide Price £150,000



MODERN TWO BEDROOM MID TERRACE~~LARGE 25 FT GARAGE
GROUND FLOOR WITH WC~~OPEN PLAN LOUNGE - KITCHEN FIRST
FLOOR~~MOERN BATHROOM PLUS TWO BEDROOMS SECOND
FLOOR~~DOUBLE GLAZING/CENTRAL HEATING~~ENCLOSED REAR
COURTYARD~~CAN BE BOUGHT WITH VACANT POSSESSION~~PRESENTLY
TENANTED £650 PCM.

Entrance Hall

UPVC double glazed door to the front aspect, stairs leading to the first floor landing.

First Floor Landing

UPVC double glazed window to the front aspect, access to the open plan lounge and kitchen, stairs leading to the second floor landing,

Lounge Area 4.25m x 2.80m - 13'11" x 9'2"

UPVC double glazed door and UPVC double glazed window to the rear aspect, TV point, radiator and power points.

Kitchen Area 4.80m x 2.35m - 15'9" x 7'9"

UPVC double glazed window to the rear aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob, extractor hood, space for fridge freezer, radiator and power points.

Second Floor Landing

Access to Bedroom One, Bedroom Two and the bathroom.

Bedroom One 4.14m x 3.15m - 13'7" x 10'4"

UPVC double glazed window to the front aspect, radiator and power points.

Bedroom Two 4.15m x 2.60m - 13'7" x 8'6"

UPVC double glazed window to the rear aspect, radiator and power points.

Bathroom

White three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with mixer taps, extractor fan and radiator.

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.

Garage 7.75m x 3.30m - 25'5" x 10'10"

Brick built with up and over door to the front, UPVC double glazed door to the rear giving access to the rear courtyard, plumbing for washing machine, space for tumble dryer, housing the gas combi boiler, fuse box, power points and lights.

Door to WC

WC

White two piece suite comprising of low flush WC, free standing wash hand basin, understairs storage area.

Rear Courtyard

Low maintenance rear courtyard with outside tap.

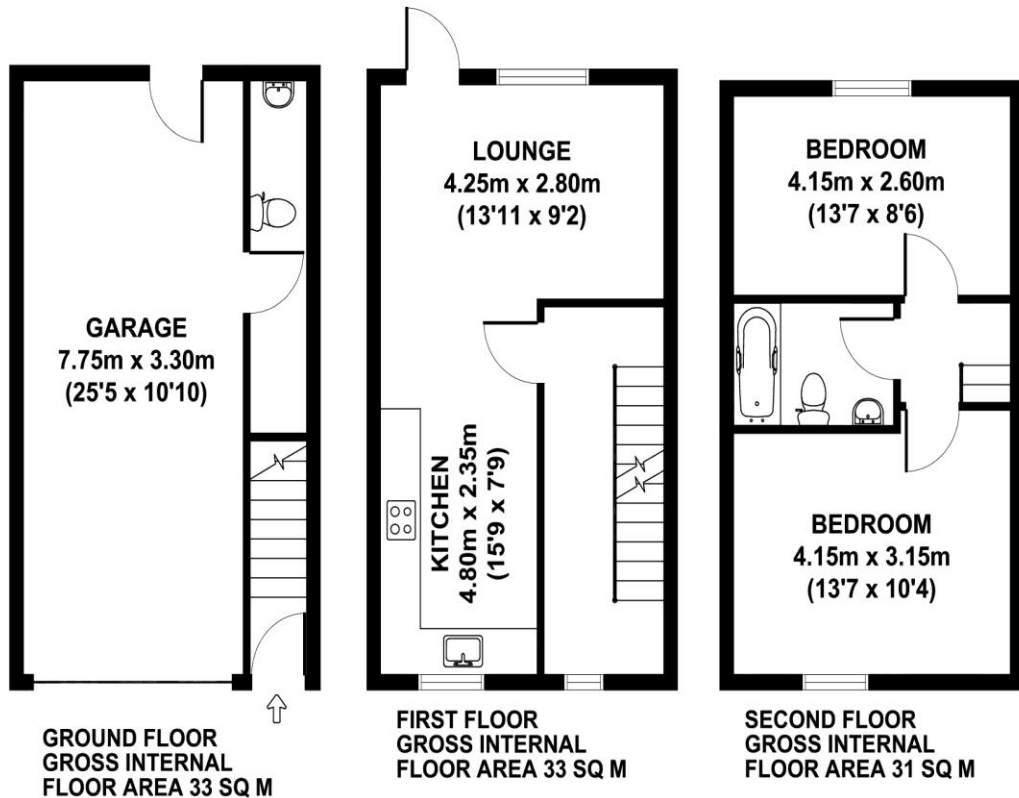
Front

Front of the property is flush to the pavement.

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



DURHAM STREET 28

APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1044 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