

Princess Close, Newby, Scarborough,  
Guide Price £160,000



TWO BEDROOM plus GUEST ROOM SEMI DETACHED BUNGALOW—  
NORTH SIDE— READY FOR RENOVATION.##  
LOUNGE##KITCHEN##SHOWER ROOM##DOUBLE  
GLAZING##CENTRAL  
HEATING##WORKSHOP+GARAGE##DRIVEWAY##GARDENS##OFF  
ROAD PARKING.

**Workshop** 10.00m x 3.20m - 32'10" x 10'6"

UPVC double glazed window and UPVC double glazed door to the side, outside tap, power points and light, door to the side giving access to the rear garden, double doors giving access to the garage.

**Garage** 5.50m x 3.35m - 18'1" x 11'0"

Brick built with wooden double doors to the front aspect, window to the side, power points and light.

**Porch**

Door to the side aspect, storage cupboard housing the fuse box and the gas meter, radiator, door to the entrance hall.

**Entrance Hall**

Telephone point, radiator and power points.

**Kitchen** 3.30m x 2.80m - 10'10" x 9'2"

UPVC double glazed window to the front and side aspects, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for oven, gas combi boiler, extractor fan, radiator and power points.

**Bedroom One** 3.60m - 3.20m - 11'10" x 10'6"

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

**Bedroom Two** 3.30m x 2.70m - 10'10" x 8'10"

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

**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.

## **Shower Room**

UPVC double glazed window to the side aspect, coloured three piece suite comprising of low flush WC, wash hand basin, walk in level double shower, extractor fan, radiator.

## **Lounge 5.00m x 3.60m - 16'5" x 11'10"**

UPVC double glazed window to the front aspect, feature brick fireplace with gas fire, TV point radiator and power points. Wooden staircase from the lounge giving access to the guest bedroom and storage space.

## **First floor landing**

Storage cupboard and light. Access to the guest bedroom and storage space.

## **Guest Bedroom 3.90m x 3.25m - 12'10" x 10'8"**

UPVC double glazed window to the side aspect, overlooking the cinder track, radiator and power points.

## **Storage Room 6.00m x 3.50m - 19'8" x 11'6"**

Eaves storage and light.

## **Rear Garden**

Low maintenance rear garden laid mainly to patio with flower borders, outside light

## **Front Garden**

Wrought Iron double gates leading to the driveway with off street parking, lawn area with flower borders.

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#### DISCLAIMER

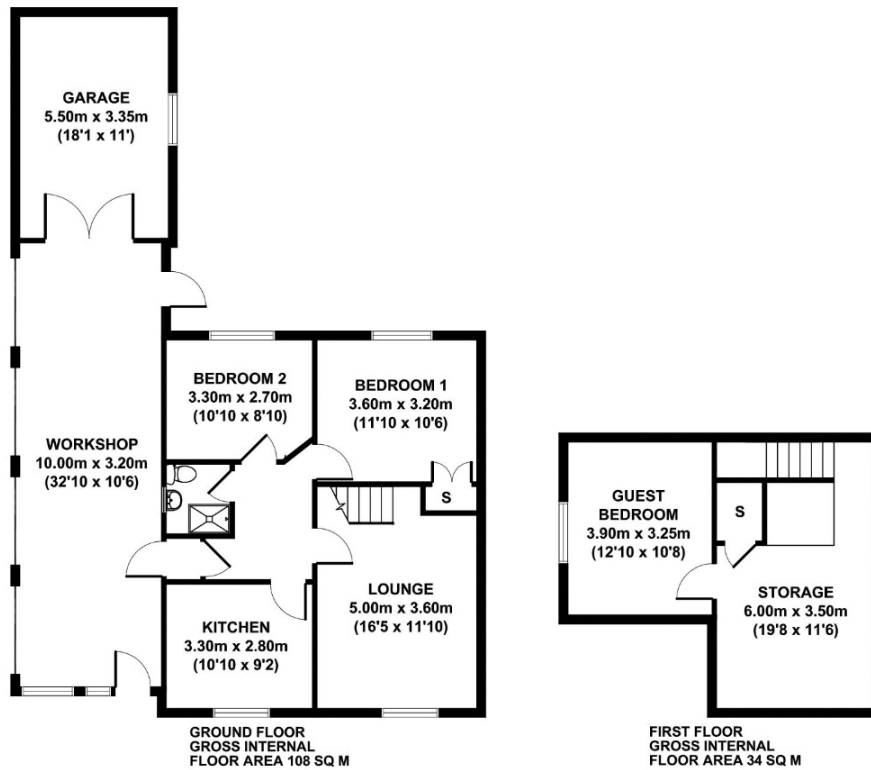
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**PRS** Property Redress Scheme

# Floor Plan



PRINCESS CLOSE

APPROX. GROSS INTERNAL FLOOR AREA 142 SQ M / 1528 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