

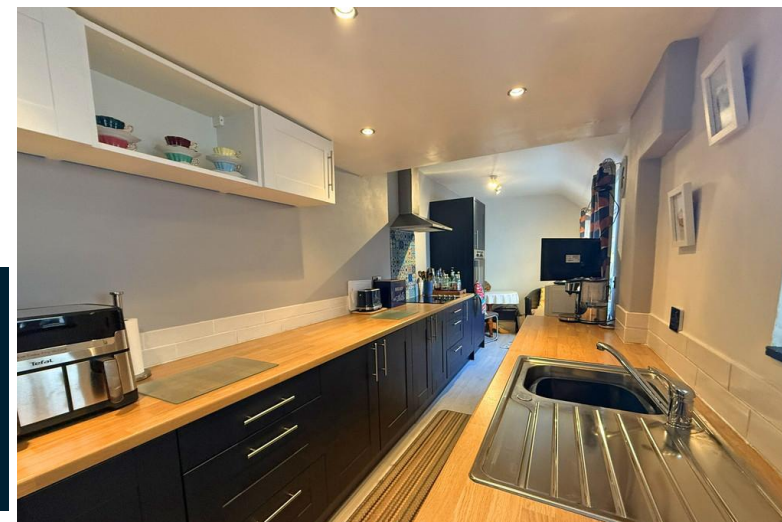


£125,000

26 VICTORIA STREET, SCARBOROUGH, YO12 7SS

- Immaculate Presentation
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen And Bathroom

AN IMMACULATE TWO BEDROOM TOWN TERRACED HOUSE WHICH IS PRESENTED TO A SUPERB STANDARD THROUGHOUT. CONVENIENT LOCATION CLOSE TO THE TOWN CENTRE BOTH BAYS AND RAILWAY STATION, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, RECENT MODERN KITCHEN AND PRETTY ENCLOSED REAR YARD.



TIPPLE UNDERWOOD ESTATE
AGENTS

3 Coldyhill Lane, Scarborough, North
Yorkshire, YO12 6SF

CONTACT

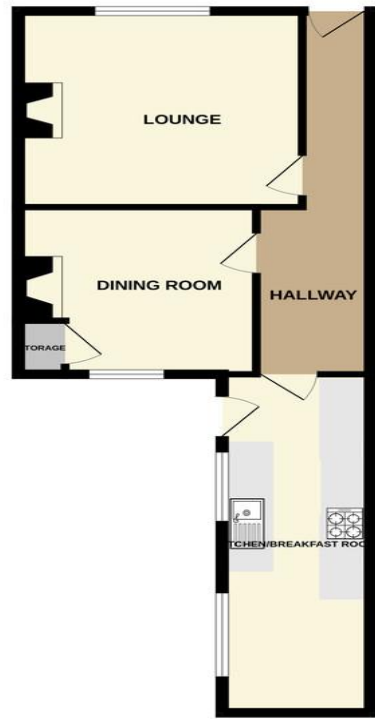
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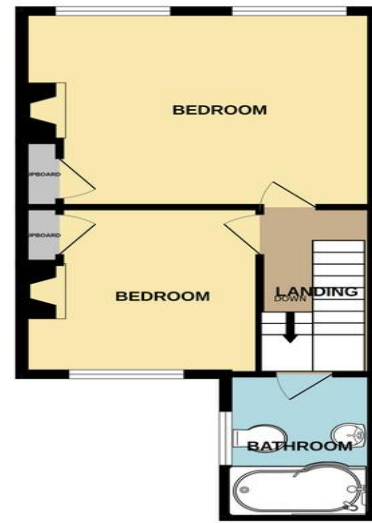
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
480 sq. ft. (44.6 sq.m.) approx.



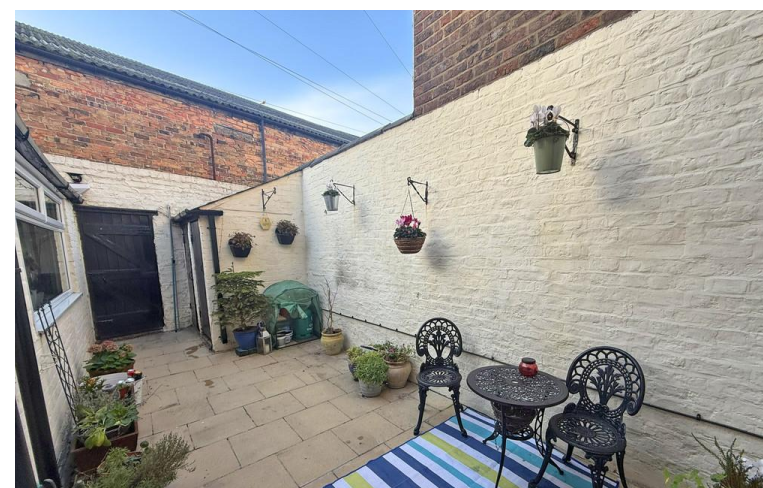
1ST FLOOR
400 sq. ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq. ft. (81.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Property Description

The property when briefly described comprises, entrance hall, front facing lounge, rear facing dining room and modern recently fitted breakfast kitchen. To the first floor are two well-appointed double bedrooms and a modern bathroom. Enclosed yard to the rear with storeroom and w/c.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
12' 7" x 12' 2" (3.84m x 3.71m)

DINING ROOM
10' 5" x 10' 5" (3.18m x 3.18m)

KITCHEN/BREAKFAST ROOM
22' 2" x 6' 5" (6.76m x 1.96m)

FIRST FLOOR

BEDROOM
16' 0" x 12' 4" (4.88m x 3.76m)

BEDROOM
10' 5" x 10' 5" (3.18m x 3.18m)

BATHROOM
8' 7" x 6' 4" (2.62m x 1.93m)

OUTSIDE

REAR YARD

