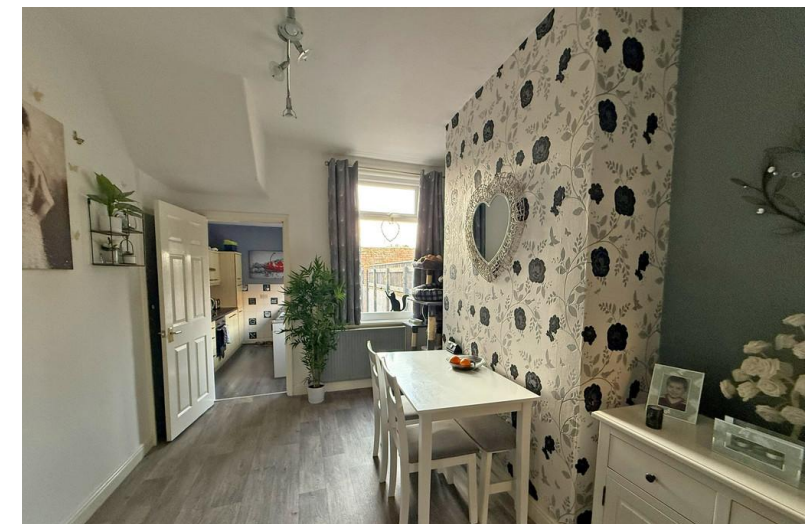
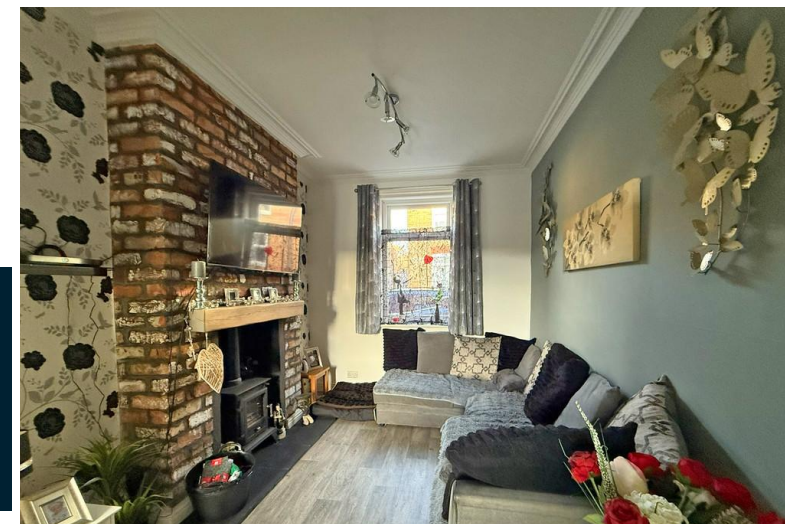




**£125,000 OFFERS OVER**  
10 SYDNEY STREET, SCARBOROUGH, YO12 7QF

- End Terraced House
- Smart Presentation
- Two Bedrooms
- Recent Gas Boiler

A WELL-PRESENTED END OF TERRACE HOUSE SITUATED ON A CUL DE SAC TERRACED STREET IN CLOSE PROXIMITY TO ALL OF THE TOWN CENTRES AMENITIES. THE PERFECT PROPERTY FOR FIRST TIME BUYERS AND INVESTORS ALIKE, WITH OPEN PLAN LOUNGE DINER, TWO WELL APPOINTED BEDROOMS AND A LARGER THAN AVERAGE REAR YARD.



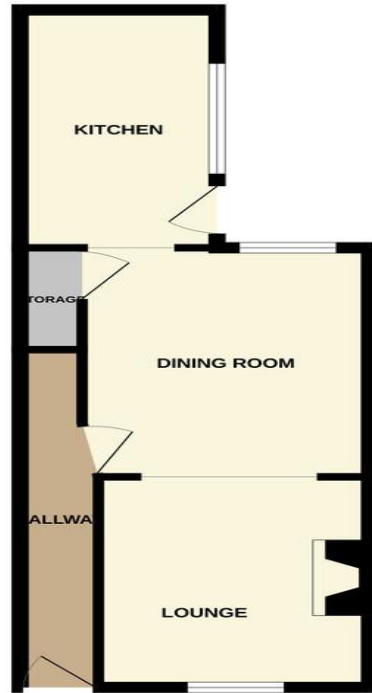
**TIPPLE UNDERWOOD ESTATE AGENTS**  
3 Coldyhill Lane, Scarborough, North  
Yorkshire, YO12 6SF

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01723 350299  
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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  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.

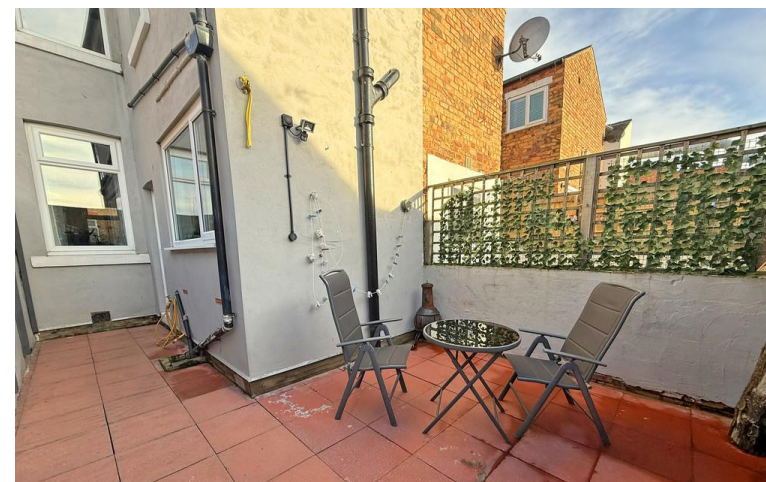


TOTAL FLOOR AREA: 714 sq.ft. (66.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

## Property Description

The property when briefly described comprises entrance hall, front facing lounge with wood burning stove in a feature fireplace open plan to the dining room at the rear and kitchen to the ground floor. On the first floor is a large bathroom and two well-appointed bedrooms. The loft has been boarded with light and power connected and has a built-in ladder loft hatch. Gas central heating with a new boiler under a month ago. To the rear of the property is a pleasant enclosed rear yard with a timber shed.



## GROUND FLOOR

ENTRANCE HALL

LOUNGE  
11' 1" x 9' 3" (3.38m x 2.82m)

DINING ROOM  
12' 10" x 9' 8" (3.91m x 2.95m)

KITCHEN  
12' 6" x 6' 9" (3.81m x 2.06m)

## FIRST FLOOR

LANDING

BEDROOM  
12' 3" x 12' (3.73m x 3.66m)

BEDROOM  
12' 2" x 6' 9" (3.71m x 2.06m)

BATHROOM  
12' 3" x 6' 9" (3.73m x 2.06m)

LOFT

## OUTSIDE

REAR YARD