









OFFERS IN EXCESS OF £250,000

15 NANSEN STREET, SCARBOROUGH, YO12 7LN

- Superb Presentation
- Three Bedrooms Plus Loft Room
- Three Reception Areas
- Garage And Garden

WE HAVE SERIOUS HOUSE AND GARAGE ENVY WITH THIS PROPERTY, SITUATED ON THE EVER POPULAR NANSEN STREET WITH ITS CONVENIENT LOCATION. THIS IS A SUPERB EXAMPLE OF A TRADITIONAL PERIOD TERRACED HOUSE, PRESENTED TO A SUPERB STANDARD WITH EXTENDED REAR, GREAT LOFT ROOM AND A FANTASTIC GARAGE, THIS NEEDS TO BE VIEWED TO BE APPRECIATED.





TIPPLE UNDERWOOD ESTATE AGENTS

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Agents Note. Whitst every care has been taken to prepare these sales particulars, may are or guidance purposes only. All measurements are approximate are 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

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GROUND FLOOR 630 sq.ft. (58.5 sq.m.) approx.

KITCHEN/DINER

LOUNGE

1ST FLOOR 515 sq.ft. (47.8 sq.m.) approx.

ENSUITE EAVES STORAGE

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2ND FLOOR 273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 1418 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorphar contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erromission or mise-statement. This plan is to efflustrative purposes orly and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarari as





Property Description

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge with open fireplace, rear facing living room with multi fuel stove and bi-fold doors leading through to the modern kitchen diner which has bi-fold doors to the rear garden, utility room and w/c. On the first floor are three bedrooms, ensuite to one and main house bathroom. On the floor above is a well appointed loft room. Enclosed garden to the rear with lawn and timber decking. Superb garage and workshop area accessed via the rear carriageway.









GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE 14' 8" x 12' 4" (4.47m x 3.76m)

LIVING ROOM 12' 10" x 12' 5" (3.91m x 3.78m)

KITCHEN/DINER 17' 2" x 15' 8" (5.23m x 4.78m) max, L-shaped

UTILITY ROOM 6' 8" x 6' 2" (2.03m x 1.88m)

WC

FIRST FLOOR

LANDING

BEDROOM 10' 3" x 8' 6" (3.12m x 2.59m) ENSUITE

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM 11'8" x 10'5" (3.56m x 3.18m)

BATHROOM

SECOND FLOOR

LOFT ROOM 14' 8" x 11' 7" (4.47m x 3.53m)

OUTSIDE

GARDENS

GARAGE 18' 4" x 15' 7" (5.59m x 4.75m)