



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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

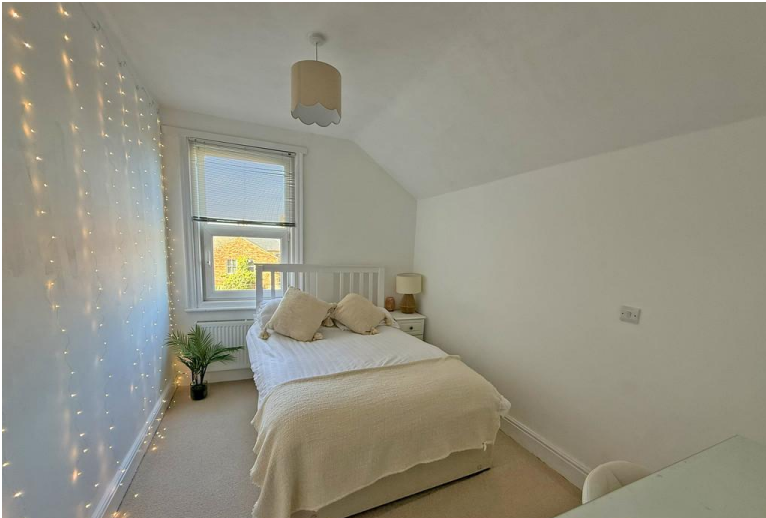
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



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)