



## 29 Prospect Road

Town Centre, Scarborough, YO12 7JP

**Price Guide £120,000**



We are delighted to bring to the market this centrally located 2 bedroom mid terraced house. In our opinion the location makes the property ideal for landlords, first time buyers or even those looking to enter the holiday market. With 2 good sized reception rooms, the property also comprises a kitchen and family bathroom to the ground floor. Upstairs are 2 double bedrooms, with a dressing room/box room off the rear bedroom. Sold with NO ONWARD CHAIN, we highly recommend an early viewing.



## Front Entrance

UPVC door

## Lounge

UPVC window overlooking the front of the property. Overhead lighting and storage heater. Open access to

## Dining Room

Overhead light and electric heater

## Kitchen

UPVC window overlooking the rear of the property and UPVC door giving access to rear yard,. Range of base and wall units with co-ordinating worktop, stainless steel sink, spaces for washing machine and fridge and built in electric oven, hob and extractor. Electric heater and airing cupboard.

## Bathroom

3 Piece bathroom suite with electric shower over the bath. Part tiled walls, overhead light and electric rail.

## Bedroom 1

2 UPVC windows overlooking the front of the property, overhead light and electric heater.

## Bedroom 2

UPVC window overlooking the rear of the property, overhead light and electric heater.

## Dressing Room/Box Room

UPVC window overlooking the rear of the property, overhead light and storage area.

## Outside

Hard landscaped rear yard with access to the rear of the property.

## Directions

What Three Words  
Lows.Photo.Resort

## Area Map

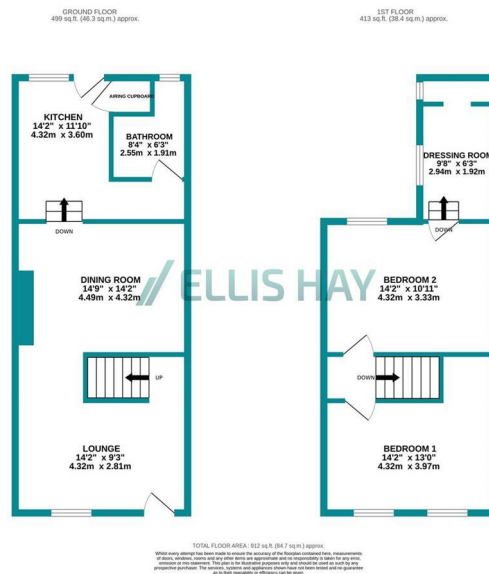


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Council Tax Band: B

## Tenure: Freehold



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