



46 Prospect Road

Town Centre, Scarborough, YO12 7JY

Guide Price £115,000



Located close to the town centre, local schools, amenities and the North Bay, this 3 bedroom terraced property is brought to the market with NO ONWARD CHAIN. When briefly described, the property has 2 reception rooms, kitchen, bathroom, 3 double bedrooms and a courtyard to the rear.

In need of some modernisation, this property is priced accordingly and in our opinion will appeal to a variety of purchasers including first time buyers or those looking for an investment opportunity.

Call us now to arrange a viewing at your earliest opportunity.



FRONT ENTRANCE

LOUNGE 11'8" x 11'5" (3.58 x 3.49)

Front facing room with window

DINING ROOM 11'8" x 10'11" (3.58 x 3.35)

KITCHEN 13'6" x 7'3" (4.13 x 2.21)

With range of wall, base and drawer units, co-ordinating worktop, stainless steel sink and tiled splashback.

BEDROOM 1 14'9" x 11'5" (4.5 x 3.5)

Front facing double bedroom with 2 windows.

BEDROOM 2 11'8" x 9'9" (3.57 x 2.98)

Rear facing double bedroom with window.

BEDROOM 3 13'1" x 10'9" (4 x 3.28)

Front facing double bedroom with velux window.

BATHROOM 10'11" x 8'9" (3.35 x 2.67)

3 piece bathroom with separate shower enclosure. Velux window

OUTSIDE

Fore court to the front of the property.

Rear enclosed yard with storage cupboard.

DIRECTIONS


What Three Words

Fled.blaze.major

Area Map

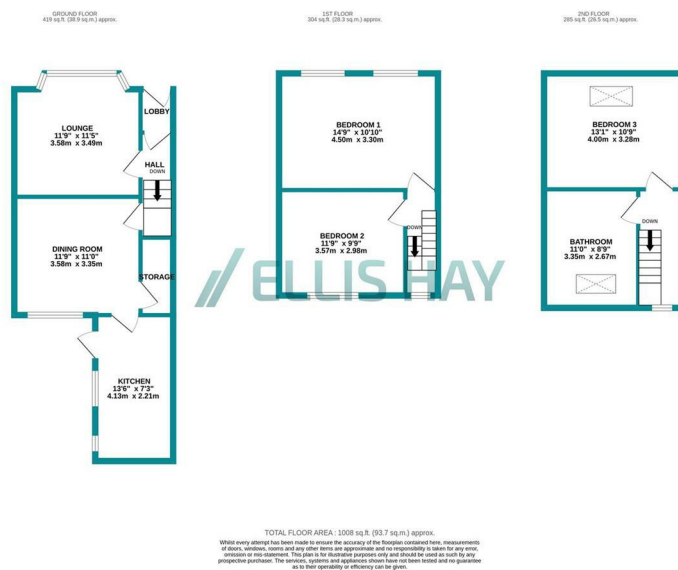


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	50	
(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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