



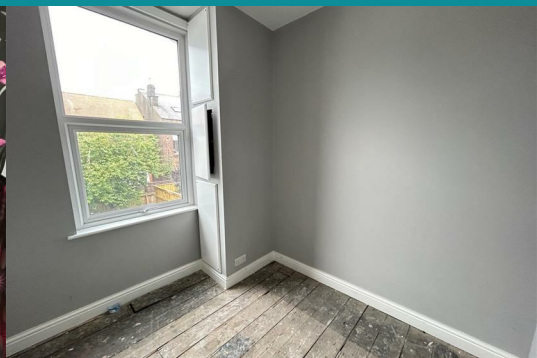
29 Nelson Street

Town Centre, Scarborough, YO12 7SZ

Guide Price £85,000



Situated on Nelson Street in Scarborough, this terraced house is waiting for you to unlock its full potential. While a scheme of works is required, envision the possibilities this property holds - a canvas ready to be transformed into the perfect home or an investment opportunity for the holiday home or buy to let market. In our opinion, with some vision and creativity, this house could be the gem you've been searching for. When briefly described there are 2 reception rooms and a kitchen downstairs, 2 bedrooms and a bathroom on the first floor and a further attic room. Sold with NO ONWARD CHAIN don't miss the chance to make this property your own, call our friendly sales team today to arrange your viewing.



Entrance

UPVC Door leading to.

Lounge 11'7" x 10'9" (3.55 x 3.29)

Front facing room with UPVC window,

Dining Room 13'10" x 10'9" (4.22 x 3.29)

UPVC window overlooking the rear.

Kitchen 11'11" x 5'3" (3.64 x 1.61)

UPVC window overlooking the side of the property.

Bedroom 1 13'8" x 11'7" (4.17 x 3.55)

Double bedroom with UPVC window overlooking the front.

Bedroom 2 8'9" x 8'6" (2.67 x 2.61)

UPVC window overlooking the rear of the property.

Bathroom 8'6" x 4'11" (2.61 x 1.5)

Wet room with shower, WC and hand basin. Frosted UPVC window overlooking the rear

Loft Room

Outside

Enclosed rear yard.

Directions

What three words

Putty.chops.never

Area Map

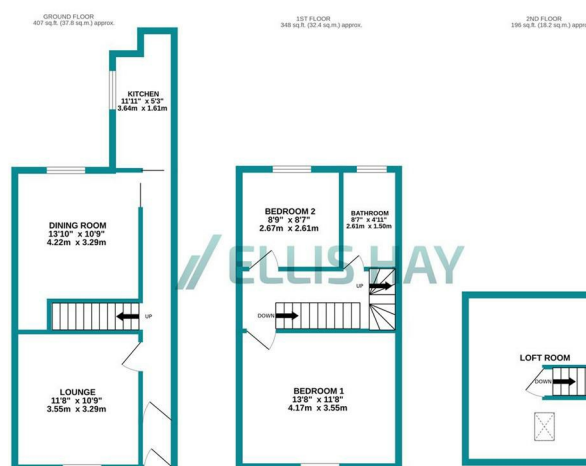


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	9	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



TOTAL FLOOR AREA: 961 sq.ft. (88.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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