



## 60 Nelson Street

Scarborough, YO12 7SZ

**Guide Price £125,000**



We are delighted to bring to the market this 2 bedroom mid terrace house on Nelson Street, close to the town centre, local shops, railway station, both bays and schools. The property has 2 reception rooms, kitchen and bathroom on the ground floor and 2 bedrooms and a loft room. Sold with NO ONWARD CHAIN, we highly recommend a viewing at your earliest opportunity. Call our friendly sales team today on 01723 350077.



### Lounge 10'2" x 12'2" (3.10 x 3.73)

Front facing UPVC window, radiator and overhead lighting.

### Dinning Room 13'3" x 10'2" (4.05 x 3.10)

Rear facing UPVC window, overhead lighting and radiator.

### Kitchen 6'6" x 9'0" (1.99 x 2.76)

With a range of wall, base and drawer units, stainless steel sink and mixer tap. Built in cooker and extractor fan, space and plumbing for washing washing machine and fridge. Overhead lighting, UPVC window and door leading to rear garden.

### Bathroom 6'6" x 6'0" (1.99 x 1.84)

Frosted window overlooking the rear of the property. Three piece bathroom suite with overhead shower. Overhead lighting and radiator.

### Bedroom 1 13'3" x 12'2" (4.05 x 3.73)

Front facing UPVC windows, overhead lighting and radiators.

### Bedroom 2 13'3" x 7'6" (4.05 x 2.30)

Rear facing window, overhead lighting and radiator.

### Loft Room 13'3" x 13'5" (4.05 x 4.10)

Velux window, radiator and overhead lighting.

### Outside

At the rear of the property is a courtyard garden.

### What 3 Words

Banana Ally Twice

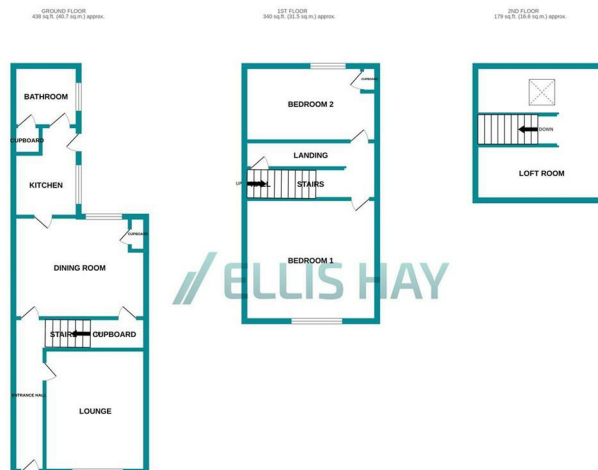
### Area Map



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Council Tax Band: A**

**Tenure: Freehold**



TOTAL FLOOR AREA: 155 sq. ft. (14.3 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floors, areas, volumes and any other figures are approximate and no responsibility is taken for any error, omission or misstatement. The plan for the location of the property is not intended to be used as a guide to the location of the property. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or condition.  
 Made with Mapbox 12/22

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