

Bedford Street, Scarborough

Guide Price £150,000



**WELL PRESENTED FOUR DOUBLE BEDROOM, FOUR RECEPTION ROOMS
MID TERRACE~~MODERN KITCHEN DINER~~SEPARATE UTILITY
ROOM~~BATHROOM, SEPARATE WC~~CENTRAL HEATING, COMBI
BOILER~~FORECOURT, REAR COURTYARD~~GOOD ACCESS TO ALL
TOWN FACILITIES~~NO ONWARD CHAIN.**

Basement Entrance

Steps down to the basement entry, door to the front aspect, radiator, cupboard housing the fuse box, stairs to the ground floor landing.

Lounge 3.90m x 3.30m - 12'10" x 10'11"

Sash window to the front aspect, ornate feature fireplace, radiator and power points.

Kitchen/Diner 3.90m x 3.30m - 12'10" x 10'8"

Stable door to the rear aspect giving access to the rear courtyard. UPVC double glazed window to the rear, range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, space for dishwasher or washing machine, breakfast bar, radiator and power points.

Utility 3.00m x 1.40m - 9'9" x 4'6"

UPVC double glazed window to the side aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for tumble dryer, Ideal combi gas boiler, power points.

Half Landing

Access to the bathroom and stairs to the ground floor landing.

Bathroom

UPVC double glazed window to the rear aspect, white panel enclosed bath with shower over, radiator.

Ground floor Entrance

Door to the front aspect, stairs to the first floor landing and stairs to the basement, telephone point, radiator and power points.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

All correspondence

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Reception Room One 3.90m x 3.40m - 12'9" x 11'2"

Sash bay window to the front aspect, feature fireplace with electric coal effect fire, TV point, cupboard housing the gas meter, radiator and power points.

Reception Room Two 3.40m x 3.30m - 11'0" x 10'9"

UPVC double glazed window to the rear aspect, ornate feature fireplace, radiator and power points.

Half Landing

Access to the WC and stairs to the second floor landing.

WC

UPVC double glazed window to the rear aspect, white two piece suite comprising of low flush WC, wash hand basin,

First Floor Landing

Stairs to the second floor landing.

Bedroom One 5.0m x 3.30m - 16'6" x 10'11"

Two UPVC double glazed windows to the front aspect, storage cupboard wash hand basin, radiator and power points.

Bedroom Two 3.40m x 3.40m - 11'2" x 11'0"

UPVC double glazed window to the rear aspect, ornate feature fireplace, storage cupboard, wash hand basin, radiator and power points.

Second Floor Landing

Access to bedroom Three and bedroom Four.

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Bedroom Three 5.10m x 3.40m - 16'8" x 11'0"

Two UPVC double glazed windows to the front aspect, wash hand basin, radiator and power points.

Bedroom Four 3.50m x 3.30m - 11'4" x 10'10"

UPVC double glazed window to the rear aspect, wash hand basin, radiator and power points.

Rear Courtyard

Rear gated access to the low maintenance rear courtyard with outside tap, brick outbuilding that was previously the outside WC

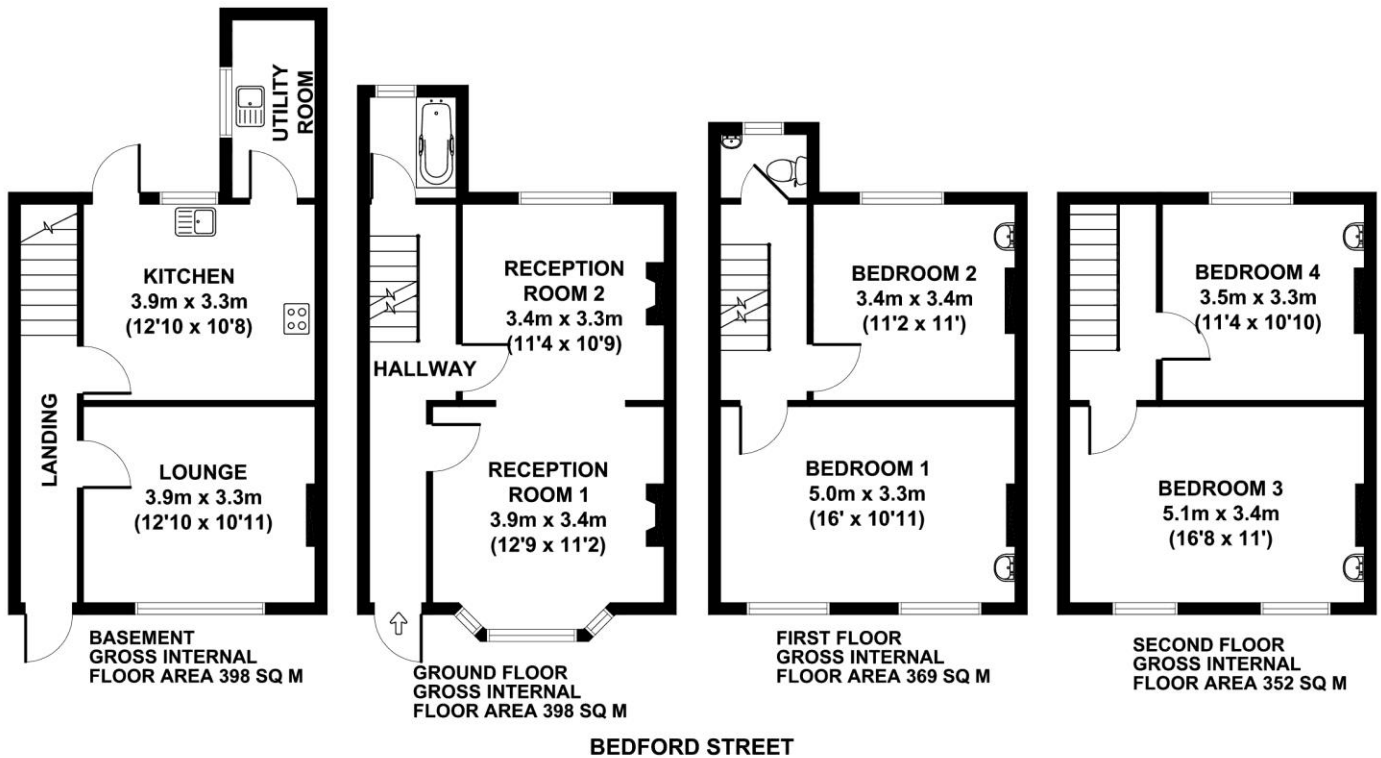
Front Garden

Walled gated forecourt to the front.

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Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 140 SQ M / 1516 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.