

Hampton Road Scarborough
Guide Price £115,000



**SUPER OPPORTUNITY-FIRST HOME, INVESTMENT##TWO BEDROOM
MID TERRACE TOWN##LOUNGE,DINING ROOM,
KITCHEN##BATHROOM##RECENT REROOF##DOUBLE GLAZING CENTRAL
HEATING##EX RENTAL UP TO DATE GAS, ELECTRICS##NO ONWARD
CHAIN.**

Entrance Hall

UPVC double glazed door to the front aspect, radiator, stairs to the first floor landing.

Lounge 2.65m x 2.40m - 8'8" x 7'10"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

Dining Room 3.90m x 2.75m - 12'10" x 9'0"

UPVC double glazed window to the front aspect, storage cupboard housing the gas combi boiler, radiator, power points, understairs storage cupboard.

Kitchen 4.00m x 1.60m - 13'1" x 5'3"

Two UPVC double glazed windows to the side aspect, UPVC double glazed door to the side giving access to the south facing courtyard. Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring gas hob, extractor hood, space for washing machine, space for fridge freezer, radiator and power points.

First Floor Landing

Power point, access to bedrooms and bathroom.

Bedroom One 4.20m x 2.75m - 13'9" x 9'0"

UPVC double glazed window to the front aspect, TV point, radiator and power points.

Bedroom Two 2.65m x 2.40m - 8'8" x 7'10"

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

Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with electric shower over, extractor fan, radiator.

Rear Courtyard

Rear gated access to the low maintenance south facing rear garden,

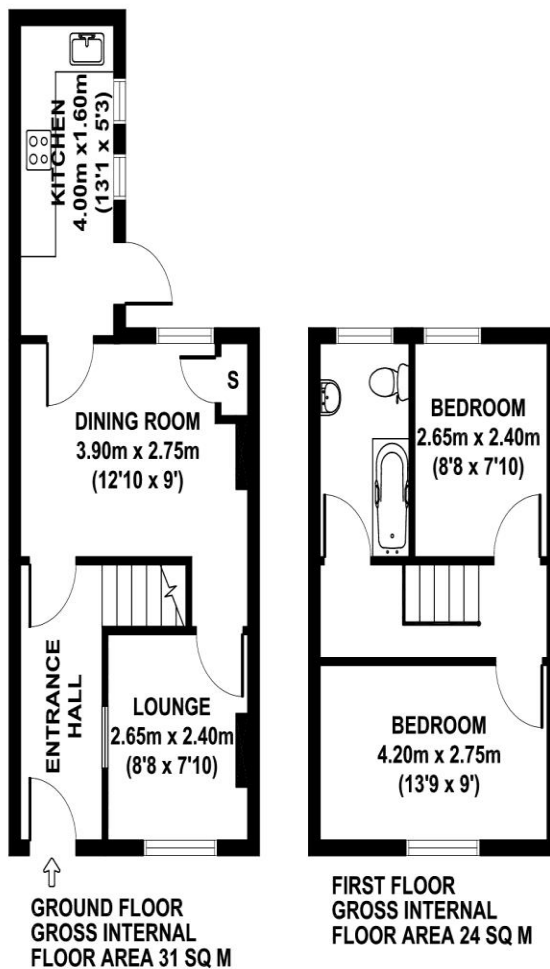
Front

Front of the property is flush to the pavement.

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.

Floor Plan



HAMPTON ROAD

APPROX. GROSS INTERNAL FLOOR AREA 55 SQ M / 592 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