

Nelson Street,, Scarborough

Guide Price 153,500



KITCHEN, WC~~SEPARATE TENANTED TWO BEDROOM
MAISONETTE~~NEW ROOF~~NEWLY RENDERED~~SAPELE HARDWOOD
FRONTAGE~~FLAT HAS LOUNGE. KITCHEN. BATHROOM, TWO
BEDROOMS, OUTSIDE ENCLOSED REAR YARD~~DOUBLE
GLAZING/CENTRAL HEATING.

Office Space 4.30 x 3.80 - 14'1" x 12'6"

UPVC double glazed windows to the side aspects, with Composite door to the front, LED light fittings, two Blyss electric wall mounted heaters, power points wrought iron spiral staircase giving access to the first floor.

KITCHEN AREA

Base unit with work surface, space for under the counter fridge, power points.

WC

White two piece suite comprising of low flush WC, free standing wash hand basin, extractor fan, electric wall mounted water heater, fuse box

OFFICE SPACE UPSTAIRS

UPVC double glazed windows to the front and side aspects, TV point, LED lighting , two Blyss electric wall mounted heaters and power points

Office Front

Front of the office is flush to the pavement

DISCLAIMER

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Flat Entrance Hall

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

Lounge 4.00m x 3.00m - 13'1" x 9'10"

UPVC double glazed windows to the front and side aspects, TV point, under the stairs storage cupboard, radiator and power points.

Kitchen 2.70m x 2.00m - 8'10" x 6'7"

UPVC double glazed window and UPVC double glazed door to the rear aspects leading to the rear yard. Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob, space for washing machine, radiator, power points .

Bathroom

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

First Floor landing

UPVC double glazed window to the front aspect, storage cupboard, radiator, steps to the loft room.

Bedroom One 3.00m x 2.65m - 9'10" x 8'8"

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

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Bedroom Two 4.20m x 2.20m - 13'9" x 7'3"

UPVC double glazed windows to the front and side aspects, fitted wardrobes, TV point, radiator and power points.

Occasional Room

Velux to the side, eaves storage, power point and light.

Rear Yard

Indian stone paved low maintenance rear yard with rear gated access, outside tap.

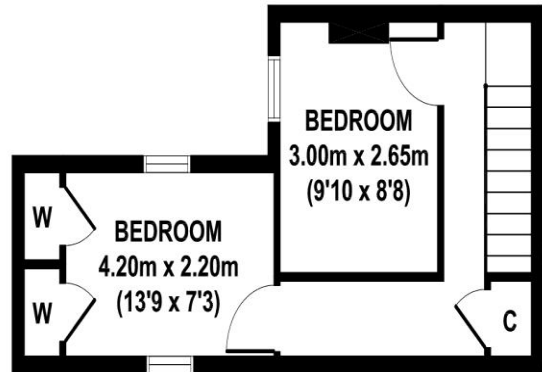
Front

Front of the property is flush to the pavement.

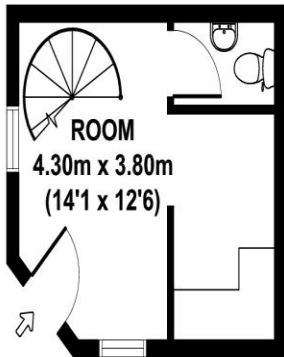
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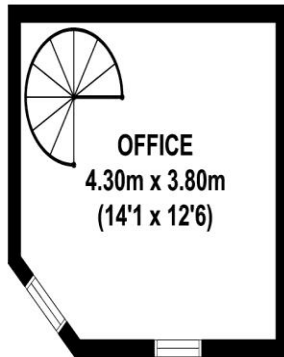
FLOOR PLAN



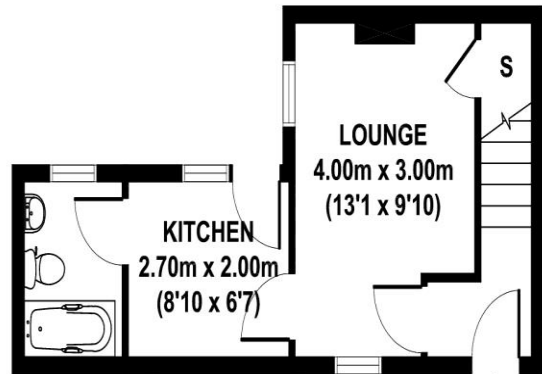
**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 26 SQ M**



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ M**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 16 SQ M**



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 25SQ M**

64A NELSON STREET OFFICE SPACE AND 2 BED FLAT

APPROX. GROSS INTERNAL FLOOR AREA 83 SQ M / 893 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

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