

Hoxton Road, Scarborough
Guide Price £150,000



FOUR DOUBLE BEDROOM MID TERRACE##TWO BATHROOMS#THIRD
WC##LOUNGE, SEPARATE DINING ROOM##MODERN KITCHEN##DOUBLE
GLAZING, CENTRAL HEATING##REAR COURTYARD##ON ROAD
PARKING##NO ONWARD CHAIN.

Porch

UPVC double glazed door to the front aspect, tiled flooring, door to the entrance hall.

Entrance Hall

Radiator, stairs to the first floor landing.

Lounge 3.45m x 3.30m - 11'4" x 10'10"

UPVC double glazed window to the front aspect, electric wall mounted fire, radiator and power points.

Dining Room 3.45m x 3.15m - 11'4" x 10'4"

UPVC double glazed window to the rear aspect, floor to ceiling storage cupboard housing the Ideal gas combi boiler, storage cupboard, radiator and power points. Understairs storage cupboard housing the fuse box and gas meter.

Kitchen 4.75m x 1.80m - 15'7" x 5'11"

UPVC double glazed window to the side aspect, UPVC double glazed door to the side giving access to the rear yard. Range of wall and base units with roll top work surface, sink and drainer, integrated electric oven with four ring gas hob, extractor hood, space for washing machine, space for tumble dryer, space for fridge freezer and power points.

Half Landing

UPVC double glazed window to the rear aspect, stairs to the first floor landing, access to WC.

WC

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

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First Floor Landing

UPVC double glazed window to the rear aspect, stairs to the second floor landing, radiator and power points.

Bedroom One 3.60m x 3.50m - 11'10" x 11'6"

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

Bedroom Two 3.56m x 3.40m - 11'8" x 11'2"

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

Bathroom

UPVC double glazed window to the front aspect, white three piece suite comprising of low flush WC, wash hand basin, P shaped bath with mixer taps, extractor fan, radiator.

Second Floor Landing

Power point.

Bedroom Three 3.60m x 3.50m - 11'10" x 11'6"

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

Bedroom Four 3.60m x 3.56m - 11'10" x 11'8"

UPVC double glazed window to the rear aspect, TV point, fitted wardrobe, radiator and power points.

Bathroom

UPVC double glazed window to the front aspect, white three piece suit comprising of low flush WC, wash hand basin, P shaped bath with mixer taps, chrome heated towel rail, loft access.

Rear Yard

Low maintenance rear yard with side rear access and outside tap.

Front

Front of the property is flush to the pavement.

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Bedroom Four 3.70m x 3.70m - 12'1" x 12'1"

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points, currently used as an office.

Shower Room

UPVC double glazed window to the front aspect, low flush WC, vanity wash hand basin, fully tiled corner shower cubicle with shower, extractor fan, heated towel rail.

Workshop / Formerly Garage 5.80m x 3.00m - 19'0" x 9'10"

Converted garage currently used as a work shop with double glazed stable style door to side elevation, power supply and lighting. This work shop could be returned to a single garage if required.

South Facing Rear Garden

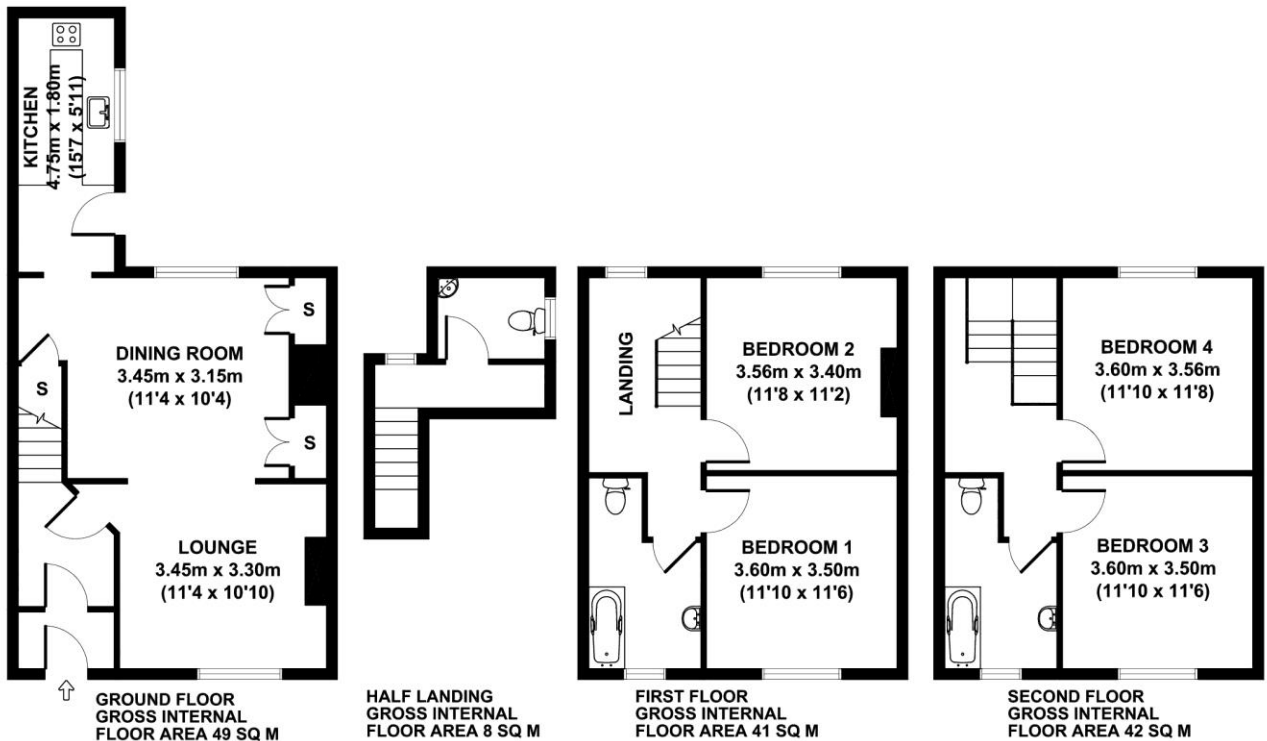
Tiered private landscaped South facing rear garden, lawn to lawn with flower and bush borders, two sheds, summer house with power points and light, outside tap and two outside double power sockets. Double gates leading to the side drive with off street parking for numerous vehicles including a motor home.

Front

The front of the property is flush to the pavement, wooden double gates to the side giving ample off street parking for numerous vehicles.

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HOXTON ROAD

APPROX. GROSS INTERNAL FLOOR AREA 140 SQ M / 1507 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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