

Sydney Street, Scarborough
Offers Over £140,000



IMMACULATE TWO DOUBLE BEDROOM HOUSE##READY TO WALK INTO##BUILT
2010##LOUNGE##KITCHEN DINER##DOUBLE GLAZING##CENTRAL
HEATING##SMART MODERN BATHROOM##SOUTH FACING GARDEN##SUPER TOWN
LOCATION.

Entrance Hall

UPVC double glazed door the front aspect, radiator, power point stairs to the first floor landing Under stairs storage cupboard.

Lounge 4.10m x 2.80m - 13'5" x 9'2"

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

Kitchen/Diner 4.10m x 2.50m - 13'5" x 8'2"

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

First Floor Landing

Velux to the front and power point.

Bedroom One 4.10m x 3.25m - 13'5" x 10'8"

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

Bedroom Two 4.10m x 2.80m - 13'5" x 9'2"

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

Bathroom

Velux to the front aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, P shaped bath with shower over, extractor fan, chrome heated towel rail.

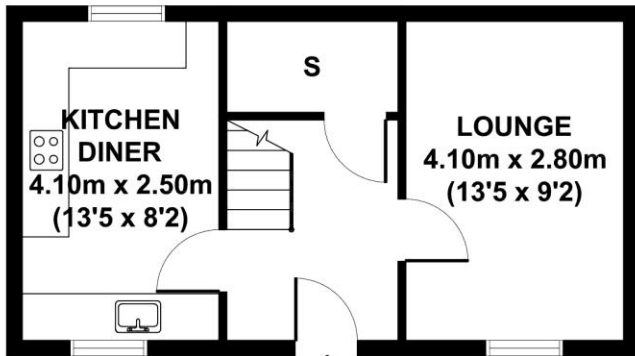
Garden

South facing private garden, low maintenance, outside tap, wooden shed, passageway to the side.

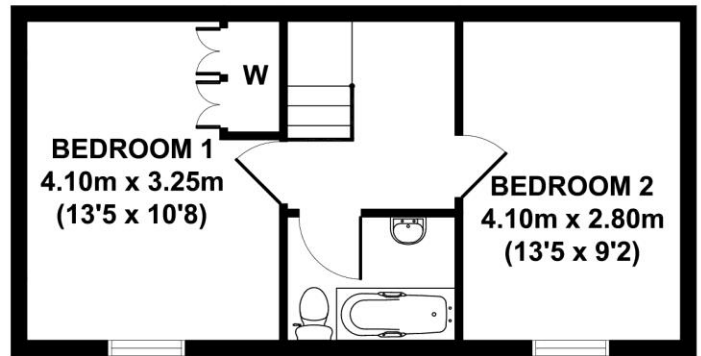
DISCLAIMER

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



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ M**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 34 SQ M**

SYDNEY STREET

APPROX. GROSS INTERNAL FLOOR AREA 64 SQ M / 700 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