



Hoxton Road, Scarborough, YO12 7SY

This delightful TERRACED HOUSE presents an excellent opportunity for FIRST TIME BUYERS or INVESTORS. RECENTLY DECORATED THROUGHOUT, the interiors are fresh and modern, allowing you to move in with ease and make it your own.

Situated near the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. Additionally, excellent transport connections ensure that commuting to nearby areas is both convenient and efficient.

Guide Price £122,500



PROPERTY DESCRIPTION

The accommodation comprises; Vestibule leading to hallway with staircase to the first floor, living room, dining room and kitchen with a door leading to a handy utility area and rear yard. The first floor landing provides access to a bedroom, one further bedroom, family bathroom and staircase to the second floor. The second floor has two further bedrooms. Externally the property has a rear yard with gated access.

LIVING ROOM

3.20 x 2.66 (10'5" x 8'8")

DINING ROOM

3.30 x 3.38 (10'9" x 11'1")

KITCHEN

2.72 x 1.48 (8'11" x 4'10")

FIRST FLOOR

BEDROOM

3.13 x 5.15 (10'3" x 16'10")

BEDROOM

3.77 x 2.12 (12'4" x 6'11")

BATHROOM

2.63 x 2.48 (8'7" x 8'1")

SECOND FLOOR

BEDROOM

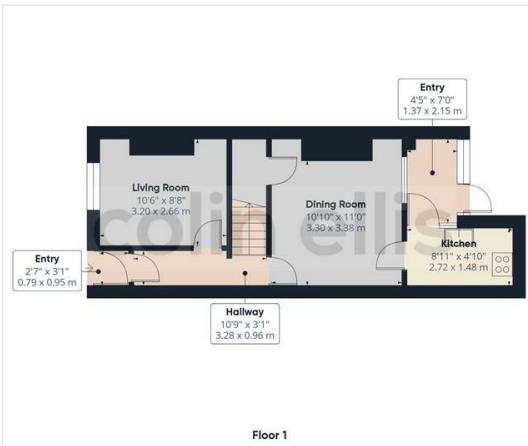
5.84 x 2.34 (19'1" x 7'8")

BEDROOM

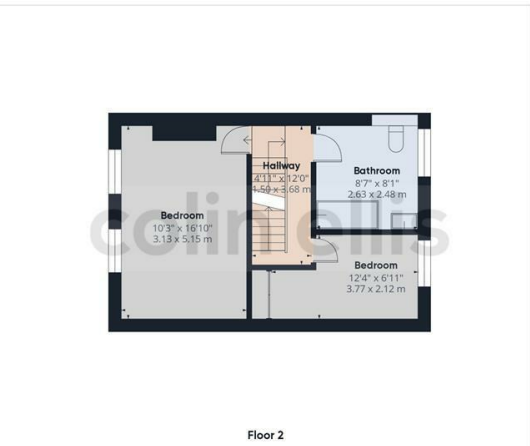
3.43 x 2.33 (11'3" x 7'7")



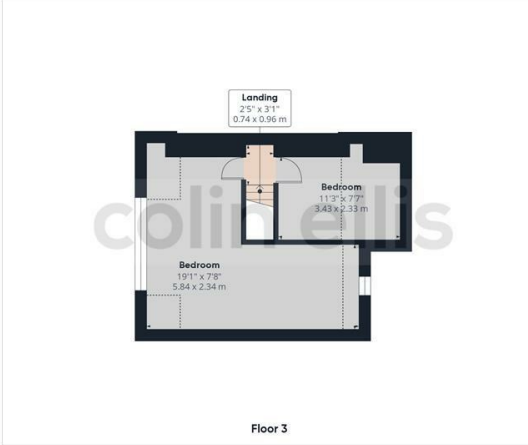




Floor 1



Floor 2



Floor 3



Approximate total area[®]

1025.72 ft²
95.29 m²

Reduced headroom

73.24 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

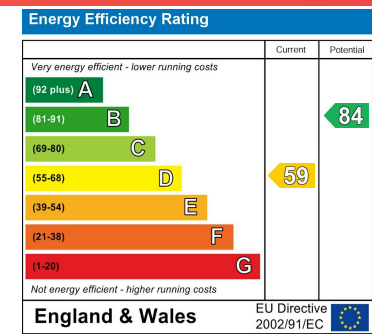
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Hoxton Road - 18694710
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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