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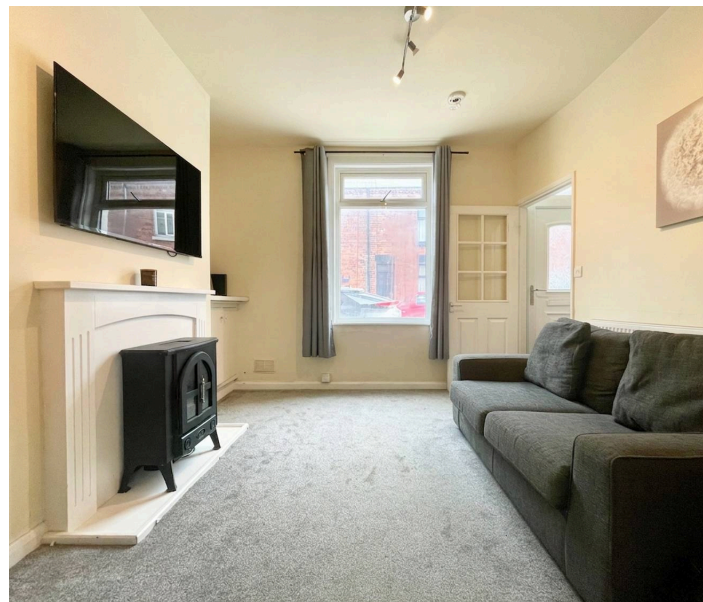
91 Hampton Road, Scarborough

Guide Price £145,000



- Well presented and modern 3 bedroom Terraced family home set over 3 floors
- Bathroom and additional WC
- Modern gloss kitchen
- Generous lounge
- Gas heated via combination boiler.
- Part Covered rear yard area
- Ideal for first time buy, families, and buy to let investors

We are delighted to present this well presented and modern three bedroom terraced family home, thoughtfully arranged over three spacious floors. This inviting property impresses from the outset with its contemporary design and versatile layout, making it an ideal choice for first time buyers, families, or buy to let investors alike. Upon entering, you are welcomed into a generous lounge, perfect for relaxing or entertaining, which leads seamlessly into the heart of the home - a stylish modern gloss kitchen offering ample storage and worktop space, ideal for culinary enthusiasts. The property benefits from a well appointed family bathroom in addition to a convenient separate WC, ensuring practicality for busy households. Each of the three bedrooms is well proportioned, providing flexible accommodation for families or guests, while the home enjoys the comfort of gas central heating via a modern combination boiler, ensuring warmth and efficiency throughout the year.



Stepping outside, the property boasts a part covered rear yard area, perfect for enjoying a morning coffee or alfresco dining whatever the weather. This low maintenance outdoor space offers scope for container gardening, children's play, or simply unwinding in a private setting. The rear yard is also practical for storage of bikes or outdoor equipment, making it well suited to active families or those seeking convenient urban living.



Situated in a popular residential location, the property is within easy reach of local amenities, schools, and transport links, adding to its appeal for a wide range of buyers. This is a fantastic opportunity to acquire a stylish and low maintenance home in a sought after area. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

GROUND FLOOR

Lounge 11' 2" x 10' 10" (3.40m x 3.30m)

Kitchen 9' 2" x 8' 10" (2.80m x 2.70m)

Hallway

Bathroom 9' 10" x 5' 11" (3.00m x 1.80m)

FIRST FLOOR

Landing

Bedroom 10' 10" x 9' 2" (3.30m x 2.80m)

Bedroom 9' 2" x 8' 10" (2.80m x 2.70m)

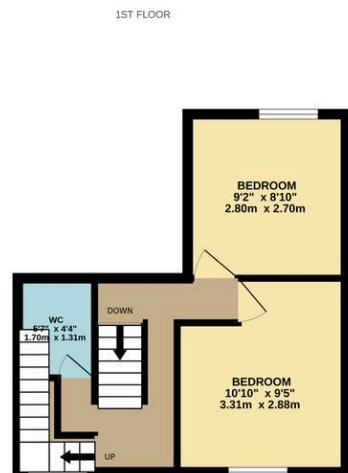
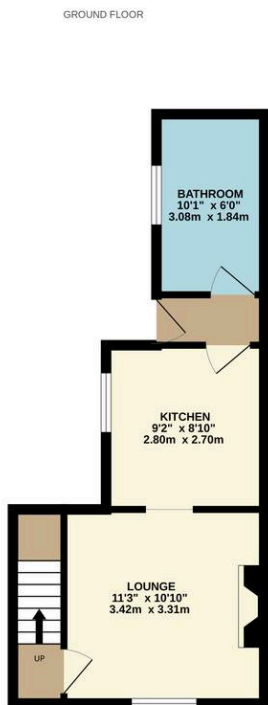
WC 5' 7" x 4' 3" (1.70m x 1.30m)

SECOND FLOOR

Bedroom 16' 1" x 11' 2" (4.90m x 3.40m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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