



colin ellis

## Hoxton Road, Scarborough, YO12 7ST

Situated in the Scarborough town centre, this well-presented three-bedroom terraced house offers spacious and versatile accommodation, making it an ideal home for families, first-time buyers, or investors. The property features a living area, a practical fitted kitchen, and three bedrooms. The master bedroom benefits from its own en-suite, while a modern family bathroom serves the remaining bedrooms, providing excellent convenience for everyday living. Outside, the property enjoys a private, low-maintenance rear yard and the added benefit of an external WC. On-street parking is available to the front of the property. Ideally located within easy walking distance of Scarborough town centre, the property is close to a wide range of shops, schools, restaurants, public transport links, and the seafront.

Guide Price £130,000



## ENTRANCE HALL

## LIVING ROOM

3.00 x 4.14 (9'10" x 13'6")

## DINING ROOM

3.20 x 3.98 (10'5" x 13'0")

## KITCHEN

1.74 x 3.98 (5'8" x 13'0")

## BEDROOM

3.12 x 3.15 (10'2" x 10'4")

## BEDROOM

4.77 x 4.07 (15'7" x 13'4")

## EN-SUITE

1.30 x 4.21 (4'3" x 13'9")

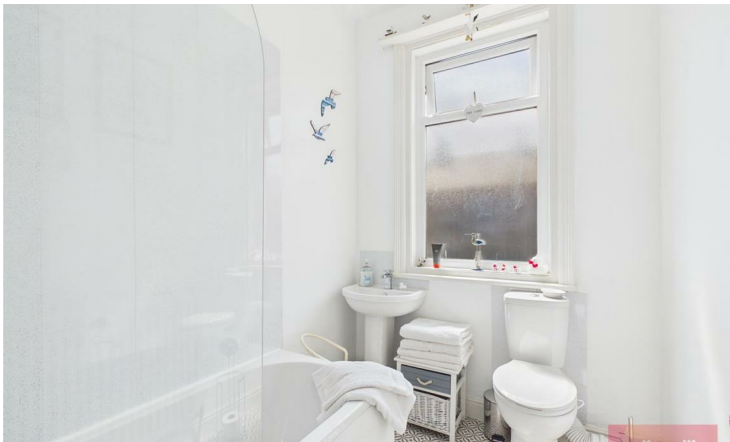
## BEDROOM

2.14 x 2.20 (7'0" x 7'2")

## BATHROOM

1.80 x 3.02 (5'10" x 9'10")

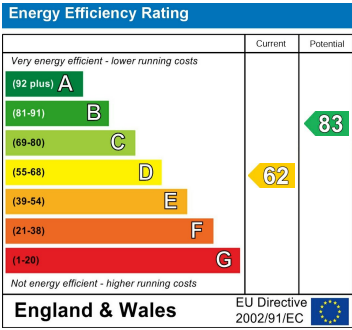






**Hoxton Road - 18829416**  
**Council Tax Band - B**  
**Tenure - Freehold**

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.



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