

# WYKEHAM STREET SCARBOROUGH YO12 7SB

£109,950



In our opinion, in excellent order throughout this lovely two bedroomed bay fronted town house is a must for viewing. Presented to a high standard throughout the property comprises of composite double glazed door to hallway, super through lounge diner which has a tasteful fireplace with inset living flame gas fire and uPVC double glazed French doors to rear. There is a contemporary fitted kitchen with gloss fronted units and some integrated appliances. On the first floor are two bedrooms the main one having full width fitted wardrobes. The bathroom is modern with white three piece suite having shower over bath. Outside is a forecourted front with enclosed rear yard which is partly decked. The property also benefits from gas central heating, double glazing and offers no onward chain. A must for inspection



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## LOCATION

From Scarborough Railway Station, proceed up Westborough, turn right onto Victoria Road, immediately left onto Roscoe Street which continues onto Wykeham Street.

## ENTRANCE

uPVC double glazed composite door with bevelled and leaded glass leading to hallway.

## HALLWAY

Ceiling light, radiator, oak effect laminate floor, two understairs cupboards one having consumer unit and meters, four panelled door.

## LOUNGE

12'5" x 10'6" [3.78m x 3.2m]

Attractive fire surround with conglomerate marble back and hearth, inset living flame gas fire, coved ceiling, ceiling light, alcoves, dado rail, television point, radiator, uPVC double glazed window with vertical blinds overlooking the front, opening to dining room.

## DINING ROOM

12'0" x 10'8" [3.66m x 3.25m]

Ceiling light, dado rail, double radiator with thermostatic valve, uPVC double glazed French doors to rear, two half glazed pine doors to hallway and kitchen.

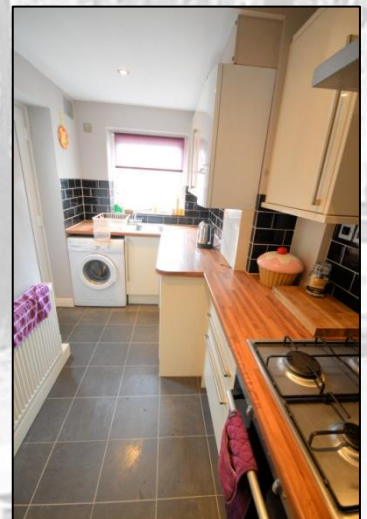
## KITCHEN

14'0" x 6'0" [4.27m x 1.83m]

Stainless steel sink unit with matching mixer tap, attractive brick effect tiled splashbacks, extensive range of gloss fronted base, wall and drawer units with contemporary steel handles, co-ordinating wood effect open worksurfaces, integrated stainless steel oven, hob and canopied extractor, plumbed for automatic washing machine and space for dryer, space for fridge freezer, laminate floor, radiator with thermostatic valve, inset halogen spotlights, uPVC double glazed window and door to rear.

## SPINDLE STAIRCASE LEADING TO SPLIT LEVEL LANDING

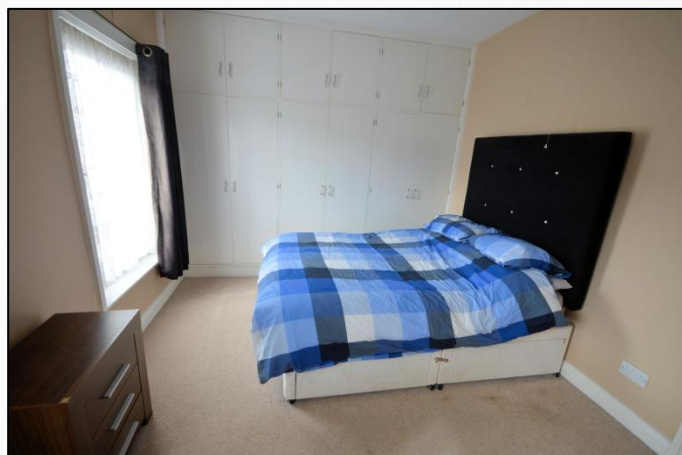
With loft access, ceiling light.



### **BEDROOM 1**

13'10" x 9'11" [4.22m x 3.02m]

Fitted wardrobes with overhead cupboards, radiator with thermostatic valve, t.v point, two uPVC double glazed windows overlooking the front, feature stripped pine door to landing.



### **BEDROOM 2**

11'2" x 9'6" [3.4m x 2.9m]

Ceiling light, alcoves, radiator with thermostatic valve, uPVC double glazed window overlooking the rear, feature stripped pine four panelled door to landing.



### **BATHROOM**

Comprising of three piece modern suite in white with low flush w.c, hand basin and bath with separate shower over, part tiled walls with attractive mosaic style border, heated towel warmer/radiator, shower screen, inset ceiling light, uPVC double glazed window with frosted glass to the rear, feature stripped pine four panel door to landing.



### **OUTSIDE**

Forecourted front with low wall. To the rear is enclosed rear yard with decked area, timber store shed, part timber fenced and brick wall.

**EPC RATING:** TBC



### **RESIDENTIAL 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.

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**Awaiting Floor Plan**

