



colin ellis

Hoxton Road, Scarborough, YO12 7ST

This well-presented two-bedroom terraced house is ideally situated in the heart of the town centre, offering convenient access to a wide range of local shops, amenities, and transport links. The property is in good condition throughout and features bright, well-proportioned living spaces, creating a comfortable and inviting home. The kitchen provides ample storage and workspace, while the contemporary bathroom is finished to a good standard. Upstairs, there are two bedrooms, both offering plenty of natural light. To the rear, the property benefits from a stylish, low-maintenance yard. This home is ideal for first-time buyers, downsizers, or investors looking for a well-located property ready to move into

Guide Price £109,950



ENTRANCE HALL

uPVC front door leading to entrance hall. Entrance hall consisting of radiator, ceiling light and stairs to first floor.

LIVING ROOM

2.94 x 2.91 (9'7" x 9'6")

uPVC double glazed window with fitted blind, coving, radiator, ceiling light.

DINING ROOM

3.36 x 2.93 (11'0" x 9'7")

uPVC double glazed window, coving, radiator, ceiling light and two understairs storage cupboards.

KITCHEN

5.84 x 1.25 (19'1" x 4'1")

uPVC double glazed windows and door leading to yard, fitted kitchen with a range of cupboards and draws, stainless steel sink, space for washing machine, electric hob and oven, extractor hood, wall mounted boiler, two ceiling lights and radiator.

STAIRS TO FIRST FLOOR LANDING

Ceiling light.

BEDROOM ONE

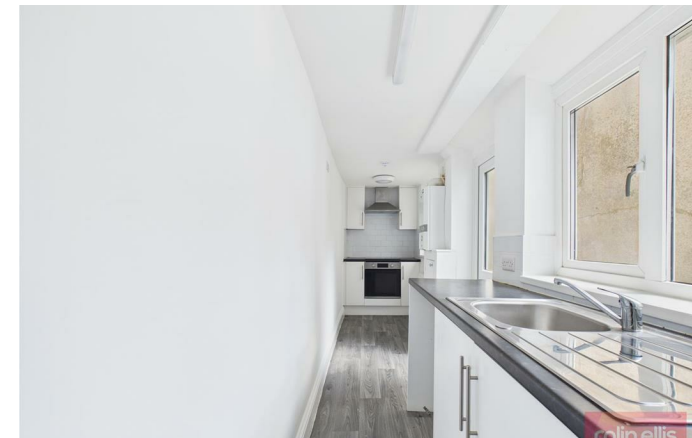
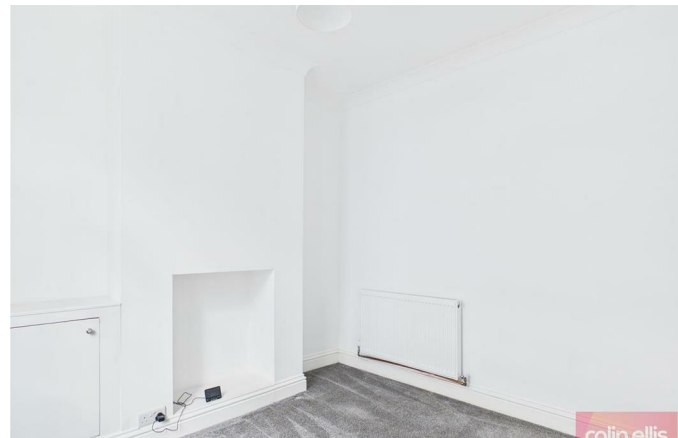
3.89 x 2.97 (12'9" x 9'8")

uPVC double glazed window, ceiling light, radiator and coving.

BEDROOM TWO

2.53 x 2.14 (8'3" x 7'0")

uPVC double glazed window, ceiling light, radiator and coving.



BATHROOM

2.96 x 1.23 (9'8" x 4'0")

uPVC double glazed frosted window, bath, w/c, wash hand basin, ceiling light, radiator/heated towel rail, extractor fan and coving.

YARD

Gated access.



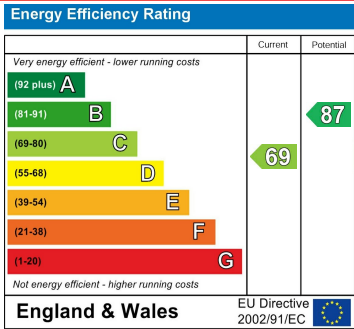


Approximate total area⁽¹⁾
586 ft²
54.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



England & Wales EU Directive 2002/91/EC

Hoxton Road - 18793792
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.



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