



colin ellis

Hatterboard Drive, Scarborough, YO12 6NG

Offered to the market with no onward chain, this three bedroom semi-detached home presents an excellent opportunity for buyers looking for a property they can modernise and make their own.

The property is of PRC construction and benefits from a PRC certificate, an important consideration for prospective purchasers and their mortgage lender.

Guide Price £130,000



PROPERTY DESCRIPTION

Internally, the accommodation is generously proportioned, with a spacious living room, separate kitchen and useful additional ground floor storage. Upstairs are three bedrooms and a family bathroom.

The property would benefit from a programme of updating and refurbishment, making it an appealing opportunity for buyers seeking a spacious home with plenty of potential.

A particular feature of the property is the established rear garden. Currently mature and requiring some attention, it provides an excellent blank canvas for an incoming purchaser to landscape and create a garden to their own requirements.

LIVING ROOM

7.81 x 3.31 (25'7" x 10'10")

KITCHEN

3.60 x 2.07 (11'9" x 6'9")

WC

2.08 x 0.81 (6'9" x 2'7")

STORE ROOM

2.09 x 2.40 (6'10" x 7'10")

BEDROOM

3.85 x 3.30 (12'7" x 10'9")

BEDROOM

3.56 x 3.28 (11'8" x 10'9")

BEDROOM

2.28 x 2.07 (7'5" x 6'9")

BATHROOM

1.85 x 2.05 (6'0" x 6'8")

AGENTS NOTES

The property is of PRC construction and the seller advises that a PRC certificate is available. Prospective purchasers requiring mortgage finance should satisfy themselves and their lender regarding the construction, certification and mortgageability of the property.







Approximate total area[®]
1050 ft²
97.5 m²
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces

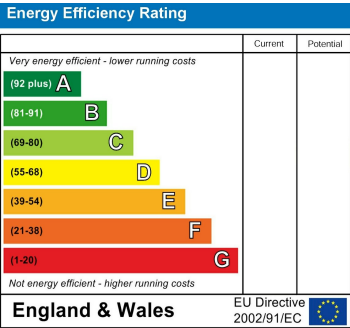
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Hatterboard Drive - 18845626
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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