



## *94 Nelson Street, Scarborough, North Yorkshire, YO12 7TA*

*Guide Price £89,950*

- *Two-bedroom mid-terraced home*
- *Family bathroom with three-piece suite*
- *Ideal purchase for first-time buyers or buy-to-let investors*
- *Spacious lounge/diner ideal for everyday living*
- *Enclosed rear yard with useful brick-built stores*
- *Conveniently located close to local amenities, schools and transport links*
- *Fitted kitchen with ample worktop and storage space*
- *Gas central heating and double glazing*
- *Low-maintenance accommodation, ready to move into and enjoy.*

## 94 Nelson Street, Scarborough YO12 7TA

A well-presented two-bedroom mid-terraced home offering spacious accommodation over two floors, featuring a generous lounge/diner, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Benefiting from an enclosed rear yard with useful brick-built stores, the property is conveniently located close to local amenities, schools and transport links, making it an excellent opportunity for first-time buyers, investors or those seeking a home with strong rental potential.



Council Tax Band: A



This well-presented two-bedroom mid-terraced home offers deceptively spacious accommodation arranged over two floors and would make an excellent purchase for first-time buyers, investors or those seeking a low-maintenance home close to local amenities.

The ground floor features a welcoming lounge with space for both living and dining furniture, creating a comfortable everyday living area. To the rear, the fitted kitchen offers a practical range of wall and base units with work surfaces and direct access to the enclosed rear yard.

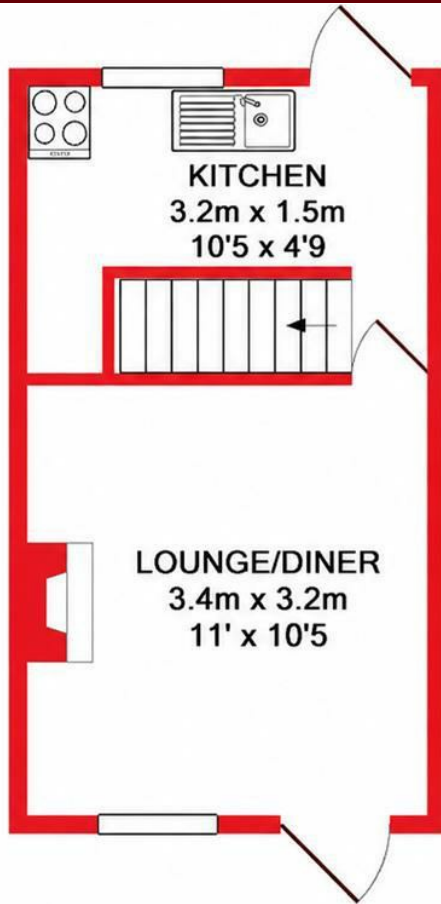
To the first floor are two bedrooms, including a generous principal bedroom and a versatile second bedroom, ideal as a guest room, nursery or home office. Completing the accommodation is a family bathroom fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed rear yard providing useful outdoor space together with brick-built stores, offering excellent storage.

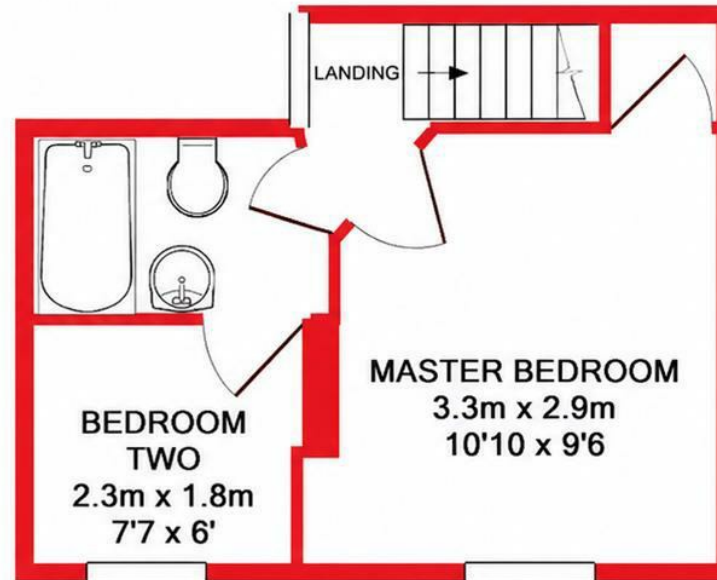
Conveniently situated within easy reach of Scarborough town centre, local shops, schools, public transport links and everyday amenities, this property represents an ideal opportunity for buyers looking for a home that is ready to move into while still offering scope to personalise over time.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





GROUND FLOOR  
APPROX. FLOOR  
AREA 17.8 SQ.M.  
(191 SQ.FT.)



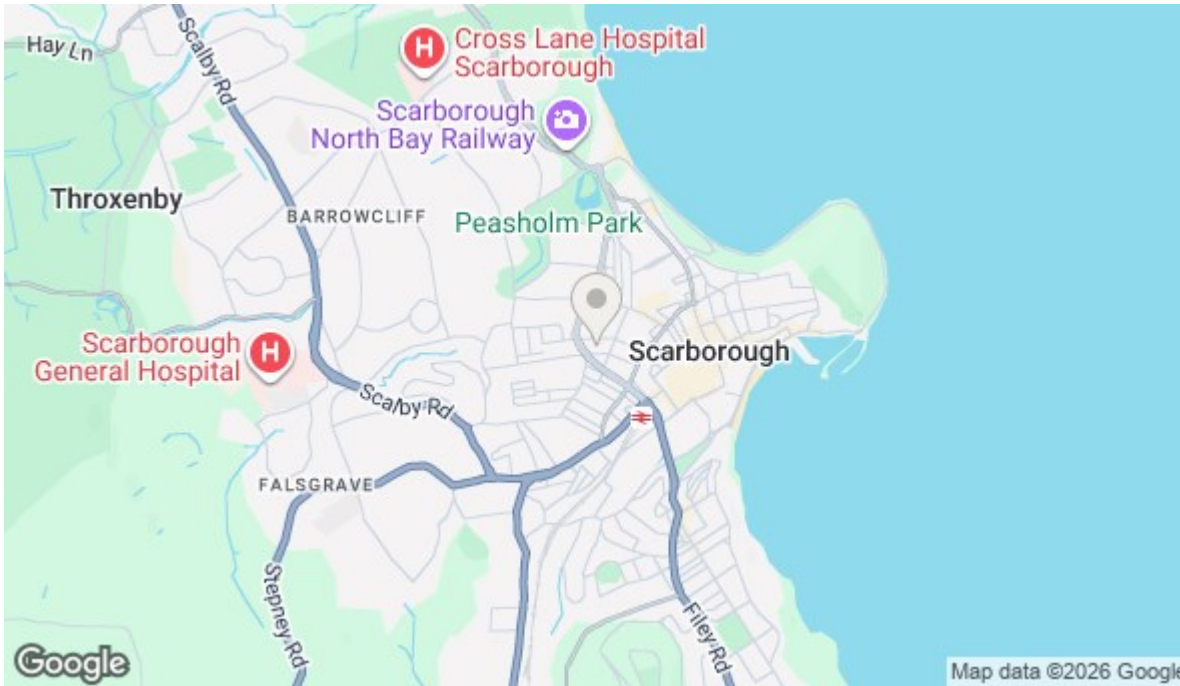
1ST FLOOR  
APPROX. FLOOR  
AREA 19.6 SQ.M.  
(211 SQ.FT.)

TOTAL APPROX. FLOOR AREA 37.4 SQ.M. (403 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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