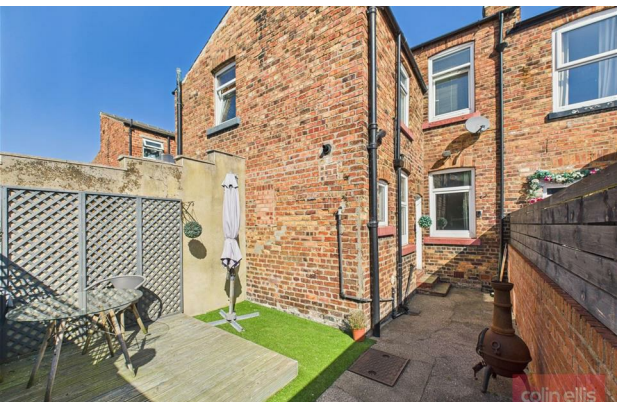




colin ellis

Hampton Road, Scarborough, YO12 5PU

This lovely two bedroom mid terrace property is in great condition throughout, offering comfortable living in a convenient location. The home features two reception rooms, perfect for relaxing or entertaining. A small courtyard entrance adds a touch of privacy at the front, while the rear yard includes a decked area ideal for outdoor dining or lounging.

Situated just a short walk from the town centre, train station and local amenities, this property is deal for first time buyers, investors, or anyone looking for a well maintained home in a prime location.

Guide Price £145,000



PROPERTY DESCRIPTION

The property briefly comprises to the ground floor a vestibule leading to the hallway with stairs to the first floor, living room, dining room and kitchen. To the first floor, the accommodation offers two bedrooms and a bathroom. Externally, there is a courtyard entrance to the front and to the rear a yard with decked area

LIVING ROOM

3.40 x 4.23 (11'1" x 13'10")

DINING ROOM

3.92 x 3.58 (12'10" x 11'8")

KITCHEN

2.40 x 3.75 (7'10" x 12'3")

BEDROOM

4.40 x 3.59 (14'5" x 11'9")

BEDROOM

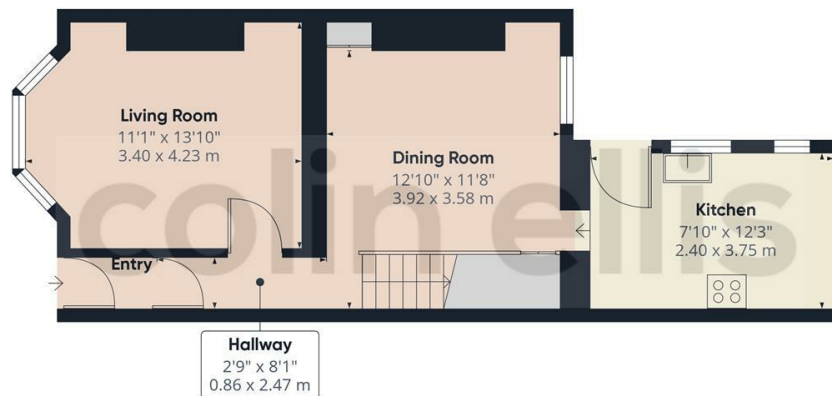
2.63 x 3.58 (8'7" x 11'8")

BATHROOM

2.24 x 3.62 (7'4" x 11'10")







Floor 1



Floor 2



Approximate total area⁽¹⁾
830 ft²
77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Hampton Road - 18710030
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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