



## 22 Nelson Street

Town Centre, Scarborough, YO12 7SZ

Guide Price £85,000

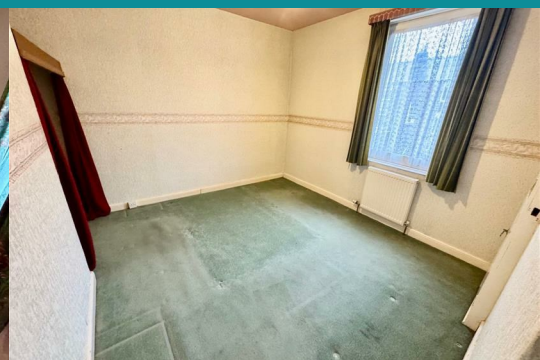


We are delighted to offer to the market this well-proportioned two-bedroom mid-terrace home, available with NO ONWARD CHAIN. Ideally located within close proximity to the town centre, the property benefits from convenient access to local amenities, shops, schools and transport links. We think it would appeal to many including first-time buyers looking to step onto the property ladder, as well as investors seeking a promising addition to their portfolio.

The accommodation briefly comprises a comfortable lounge, a spacious kitchen/diner and a bathroom to the ground floor. To the first floor are two well-sized double bedrooms.

In our opinion, the property provides a great opportunity for a buyer to put their own stamp on it, as it would benefit from a programme of modernisation and cosmetic updating, allowing the new owner to create a home tailored to their own taste and style.

Early viewing is highly recommended. To arrange your appointment, please call our friendly sales team on 01723 350077.



## Property Summary

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## Front Entrance

**Lounge 12'5" x 10'2" (3.79 x 3.10)**

**Kitchen/Diner 12'5" x 10'3" (3.79 x 3.14)**

**Bathroom 11'1" x 5'3" (3.4 x 1.61)**

**Bedroom 1 12'5" x 10'2" (3.79 x 3.10)**

**Bedroom 2 12'5" x 10'7" (3.79 x 3.25)**

## Outside

Rear yard with access to passageway

## HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be charged for this service. Please contact Ellis Ha

## Area Map

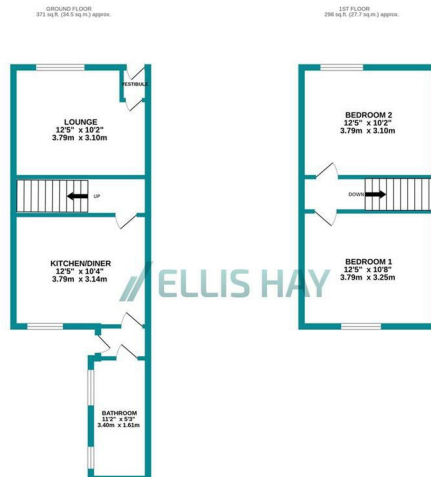


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band:

**Tenure: Freehold**



TOTAL FLOOR AREA: 670 sq ft (62.2 sq m) approx.

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