ELLIS HAY



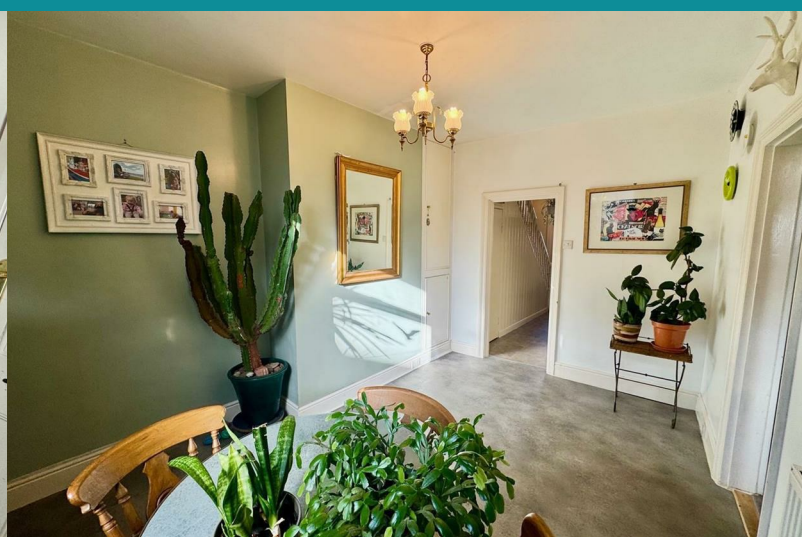
56 Hoxton Road

Scarborough, YO12 7ST

Guide Price £120,000

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Ellis Hay are delighted to bring to the market this three-bedroom terraced house on Hoxton Road, Scarborough. Conveniently located for access to local shops, schools and transport links, the property is also well positioned for Scarborough town centre and the beautiful North and South Bays.

In our opinion, the property offers well-proportioned living accommodation, making it ideally suited to a range of purchasers, including first-time buyers, families and investors alike.

The property provides versatile accommodation, offering comfortable living space good size bedrooms and the additional bonus of an en-suite bathroom to the principal bedroom. Its layout makes it a practical choice for modern-day living, with flexibility for those requiring space for home working, guests or family life.

Early viewing is recommended to fully appreciate the accommodation and location on offer.To arrange a viewing, call our friendly Sales Team on 01723 350077.

Front Entrance

Hallway

Lounge

13'8" x 9'7" (4.19 x 2.93)

Dining Room

13'3" x 10'3" (4.06 x 3.14)

Kitchen

13'3" x 5'8" (4.06 x 1.75)

Bedroom 1

15'8" x 13'5" (4.78 x 4.11)

En Suite

13'5" x 4'3" (4.11 x 1.3)

Bedroom 2

10'7" x 10'2" (3.24 x 3.10)

Bedroom 3

7'6" x 6'3" (2.30 x 1.92)

Bathroom

10'5" x 5'6" (3.20 x 1.68)

Directions

What 3 Words
Duke.shirt.earth

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 payable by the buyer for this service. Please contact Ellis Hay for further details.

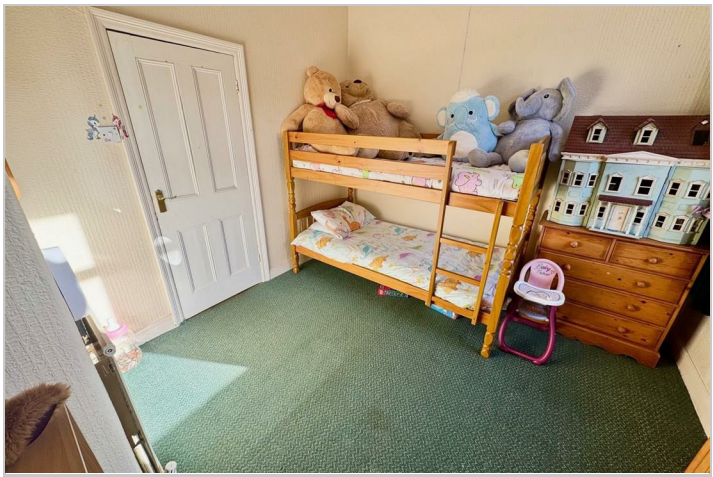








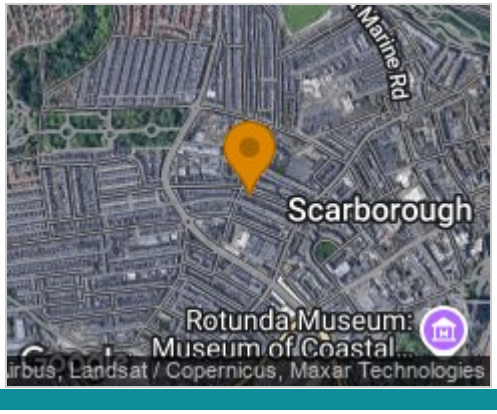




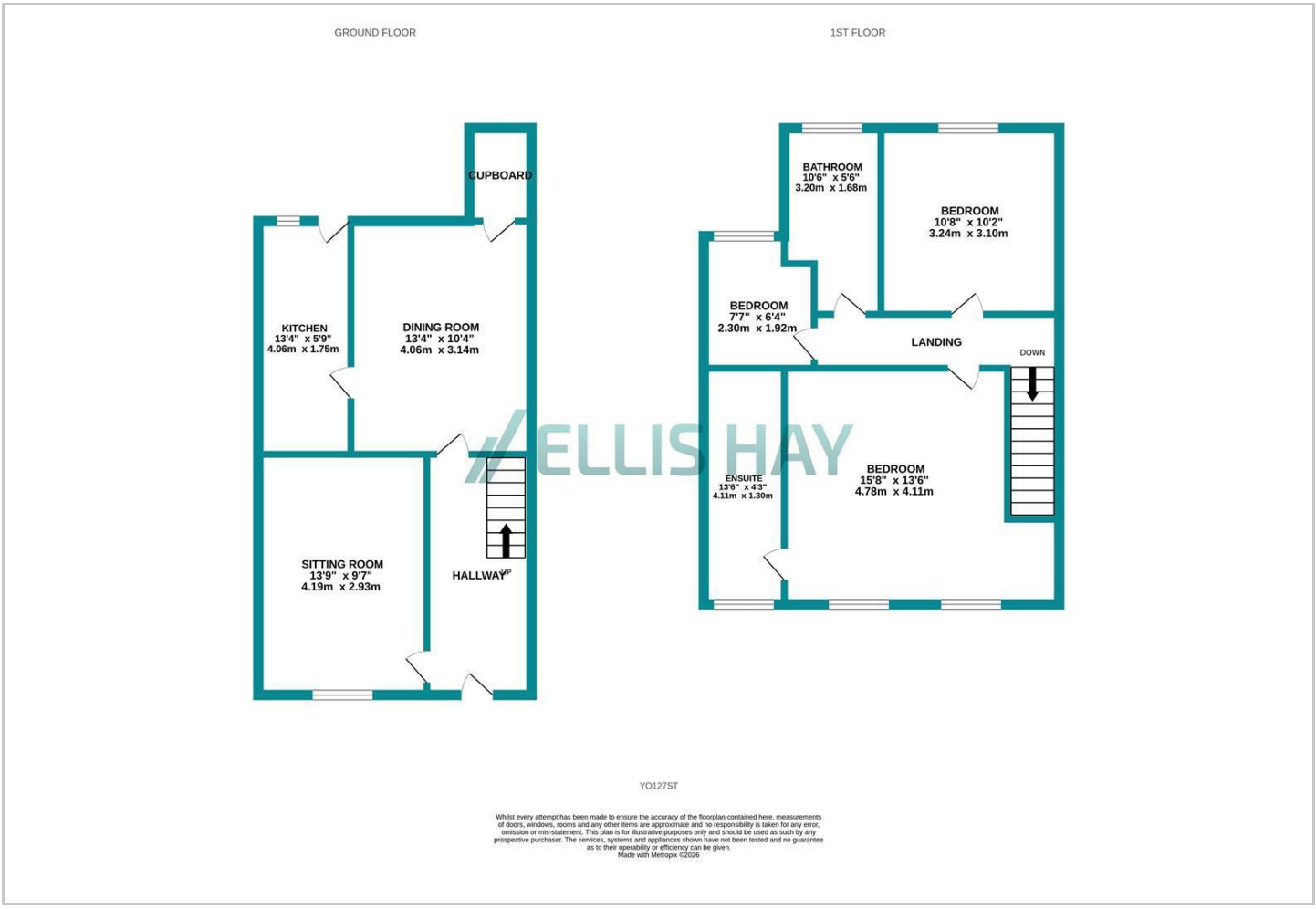




Hybrid Map



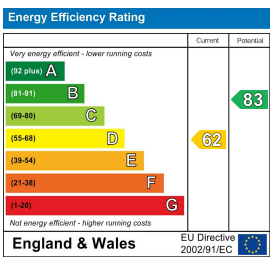
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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