



62 Nelson Street

Town Centre, Scarborough, YO12 7SZ

Guide Price £115,000



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2



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We are delighted to bring to the market this 2 bedroom mid terrace house on Nelson Street, close to the town centre, local shops, railway station, both bays and schools. The property has 2 reception rooms, kitchen and bathroom on the ground floor and 2 bedrooms and a loft room. Sold with NO ONWARD CHAIN, we highly recommend a viewing at your earliest opportunity. Call our friendly sales team today on 01723 350077.



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with uPVC double glazed window overlooking the front and radiator

DINING ROOM

with uPVC double glazed window overlooking the rear, radiator and under stairs cupboard

KITCHEN

with a range of base and wall units, integrated oven, gas hob, resin sink unit, tiled splashbacks, space for washing machine, space for fridge/freezer and door to rear yard

BEDROOM ONE

with fitted wardrobes, radiator and window

BEDROOM TWO

with window and radiator

BATHROOM

with a white three piece suite, shower over the bath, heated towel rail and window

LOFT ROOM

with radiator and velux windows

OUTSIDE

enclosed rear yard

DIRECTIONS

SATNAV - postcode YO12 7SZ
what3words - ///nails.inches.softly

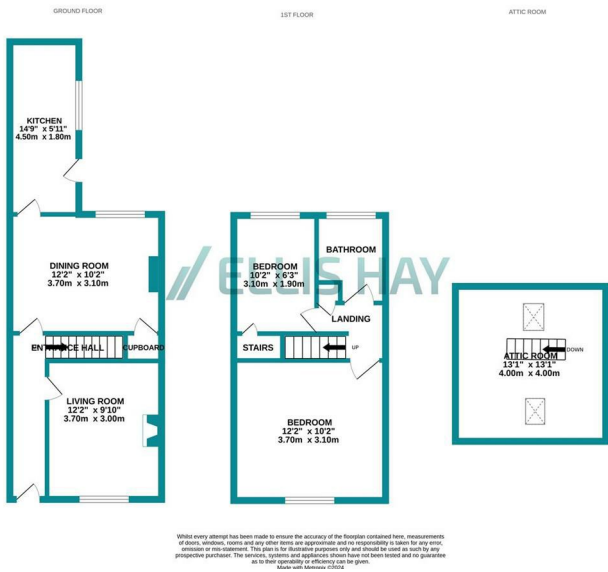
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: A

Tenure: Freehold



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.
Drawn with reference to 10/01/04

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