




£145,000
 37 GORDON STREET, SCARBOROUGH, YO12 7RU

- No Onward Chain
- Two Bedrooms
- Two Reception Rooms
- Gas Central Heating

SITUATED ON THIS POPULAR STREET IS THIS WELL PROPORTIONED TWO BEDROOM MID TERRACE HOUSE. KITCHEN WITH GRANITE WORK SURFACES AND UNDERFLOOR HEATING, TWO RECEPTION ROOMS AND STAIRS TO BOARDED LOFT SPACE.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 sq.m.) approx.
 Whilst every attempt 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 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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Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor are two well-appointed bedrooms and large family bathroom with separate bath and shower. A steep staircase leads up to the boarded loft space which could create further accommodation with the necessary permissions. At the rear of the property is an enclosed yard with outhouse housing the gas boiler.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
13' 3" x 11' 6" (4.04m x 3.51m)

DINING ROOM
12' 4" x 12' (3.76m x 3.66m)

KITCHEN
13' 8" x 7' 8" (4.17m x 2.34m)

FIRST FLOOR

LANDING

BEDROOM
15' 2" x 11' (4.62m x 3.35m)

BEDROOM
13' 8" x 7' 8" (4.17m x 2.34m)

BATHROOM
12' 6" x 9' 6" (3.81m x 2.9m)

LOFT

LOFT ROOM

OUTSIDE

REAR YARD

OUTHOUSE