



£130,000

12 SCALBY ROAD, SCARBOROUGH, YO12 5QB

- Terraced Cottage
- Two Bedrooms
- Convenient Location
- Bathroom and Ground Floor Shower Room

A TWO BEDROOM TERRACED COTTAGE IN THE STRAWBERRY COURT DEVELOPMENT CLOSE TO ALL OF THE AMENITIES OF FALSGRVAE AND SCARBOROUGH'S TOWN CENTRE. AIMED AT THE OVER 55'S WITH TWO WELL APPOINTED BEDROOMS BATHROOM, LOUNGE GROUND FLOOR SHOWER ROOM AND KITCHEN DINER.



TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT

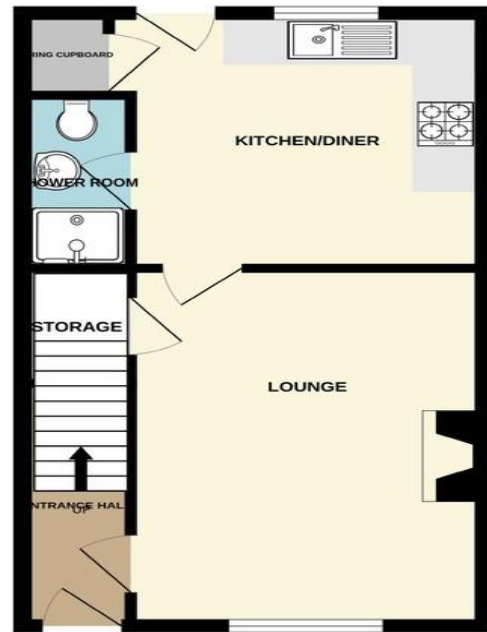
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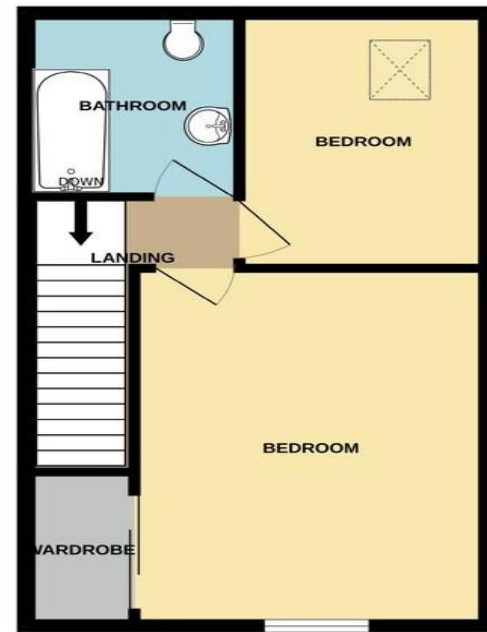
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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GROUND FLOOR

ENTRANCE HALL

LOUNGE
15' 8" x 11' 4" (4.78m x 3.45m)

KITCHEN/DINER
11' 3" x 11' 4" (3.43m x 3.45m)

SHOWER ROOM

FIRST FLOOR

LANDING

MASTER BEDROOM
15' 8" x 14' 6" (4.78m x 4.42m) into recess

BEDROOM
11' 5" x 7' 8" (3.48m x 2.34m)

BATHROOM



Property Description

The property when briefly described comprises, entrance hall, front facing living room, rear facing kitchen diner and ground floor shower room. First floor landing, Master bedroom, bathroom and further bedroom. Gas central heating and covered patio area at the rear.

