



83 Hoxton Road

Scarborough, YO12 7SX

Guide Price £138,000



Ellis Hay is delighted to bring to the market this THREE-bedroomed terraced property. The property presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property is conveniently located near the town centre, ensuring that all local amenities, including shops, schools, and recreational facilities, are just a short stroll away.

When briefly described this property offers a lounge, kitchen, three bedrooms and bathroom with a yard area to the rear. The layout of the house provides ample space for family living, with three generously sized bedrooms that can accommodate various needs, whether for children, guests, or a home office.

In summary, this three-bedroom terraced house on Hoxton Road is a fantastic opportunity for anyone looking to settle in the Scarborough area. Don't miss the chance to make this charming property your new home.

Please call our friendly sales team on 01723 350077 to arrange a viewing.



Lounge 11'11" x 11'2" (3.65 x 3.42)

Front facing UPVC window, overhead lighting and built in spotlights, radiator, feature coving and carpeted throughout.

Kitchen 11'11" x 11'10" (3.65 x 3.62)

Rear facing UPVC window, laminate flooring throughout, a range of base, drawer and wall units with composite sink. Gas cooker with extractor above, tiled splashback, Formica worktop, breakfast bar and plumbing for washing machine and tumble dryer. Integrated dishwasher, space for free standing fridge/freezer and built in pantry.

Bathroom 11'11" x 9'8" (3.65 x 2.96)

Rear facing UPVC window, overhead lighting, radiator, panel edging and laminate flooring throughout. Part tiled, traditional WC and basin, bath and electric mixer shower over.

Bedroom 1 11'11" x 11'1" (3.65 x 3.40)

Front facing UPVC window, overhead lighting, radiator, built in cupboard and carpeted throughout.

Bedroom 2 12'0" x 11'1" (3.67 x 3.40)

Front facing skylight, overhead lighting, radiator and laminate flooring throughout.

Bedroom 3 14'11" x 12'0" (4.56 x 3.67)

Rear facing skylight, overhead spotlights, radiator, built in storage and carpeted throughout.

Outside

To the front of the property is gated access leading to front door.

At the rear of the property is a yard with paved patio, built in planters, gated access and storage.

Directions

What 3 Words
Stick.Unrealistic.Love

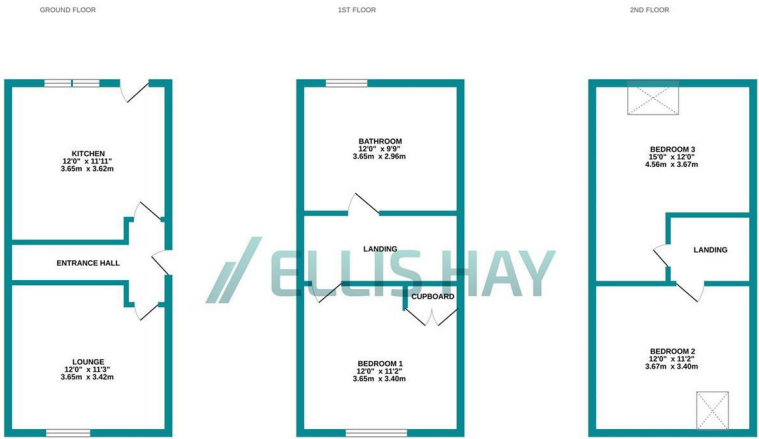
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(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 attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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. Measure with tolerance 1:5000

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