



**62 Nelson Street, Scarborough, YO12 7SZ**

**Guide Price £115,000**

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

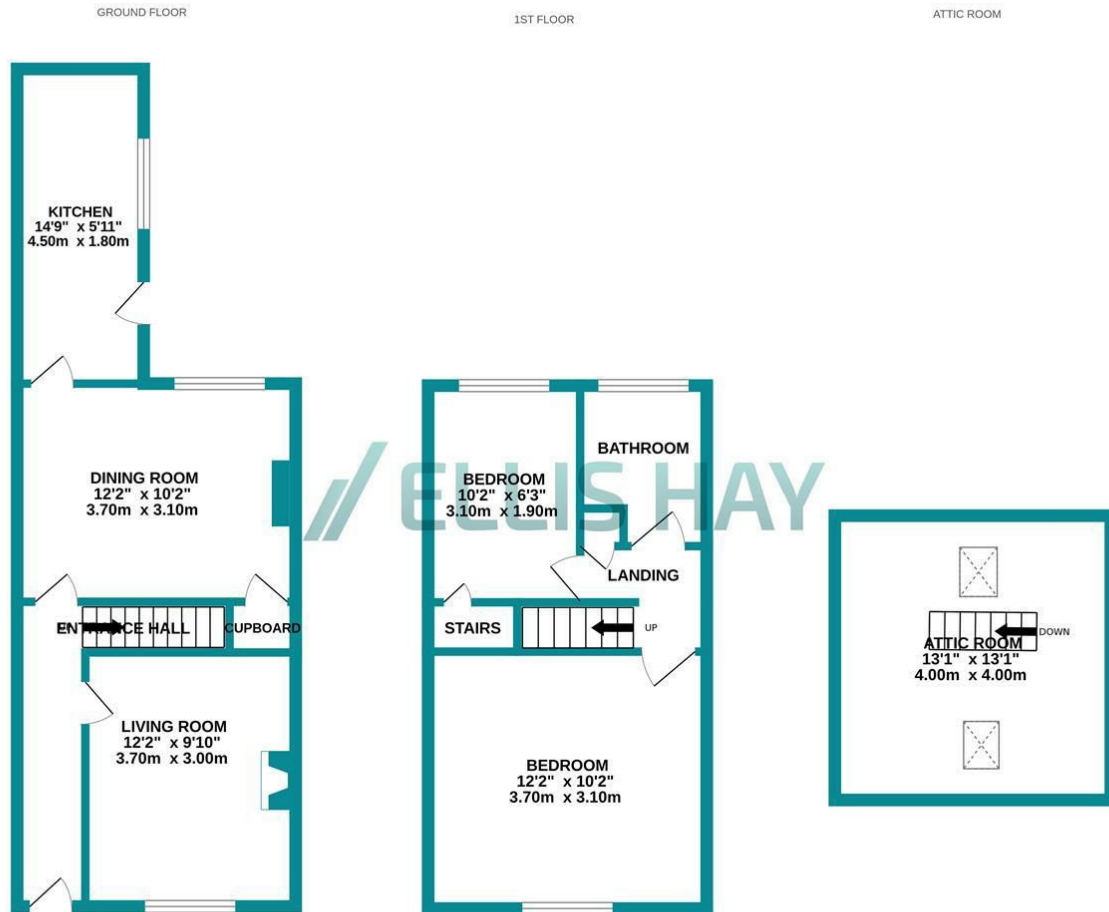
## **OUTSIDE**

enclosed rear yard

## **DIRECTIONS**

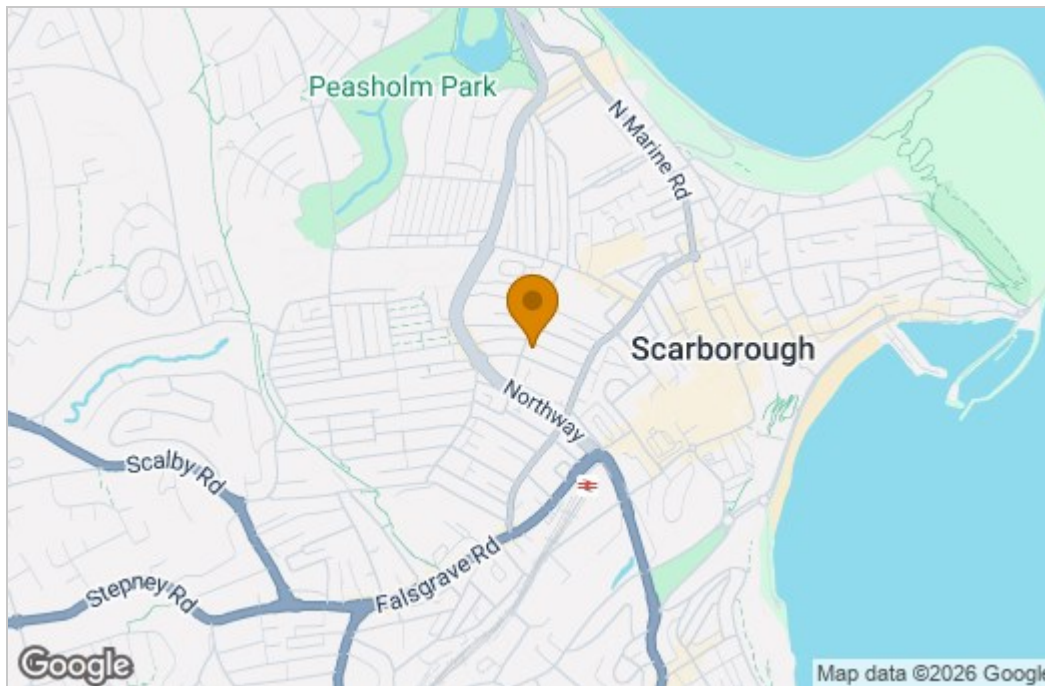
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# Floor Plan

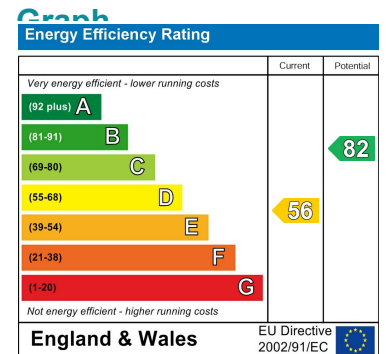


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency



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