



71 Murchison Street

Manor Road Area, Scarborough, YO12 7RN

Guide Price £140,000



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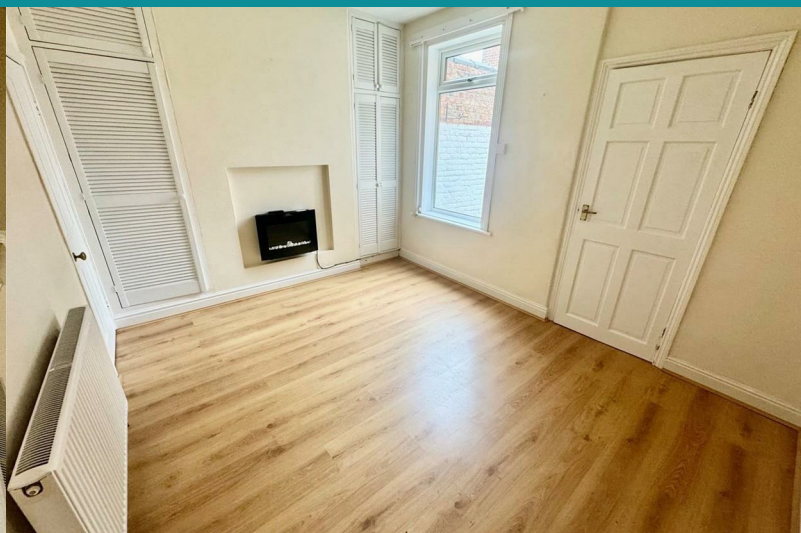
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FORECOURTED FRONT APPROACH

FRONT DOOR

ENTRANCE PORCH

With dado rail and coat hanging area, inner door to

ENTRANCE HALL

With radiator

LOUNGE

11'10" x 10'11" (3.62 x 3.35)

With uPVC double glazed Bay Window, blinds, laminate flooring, wood fire place, electric fire, TV point, dado rail, radiator and cupboard

DINING ROOM

13'6" x 11'5" (4.12 x 3.5)

With uPVC double glazed window overlooking the rear, two louvre door cupboards in alcoves and understairs cupboard, wall mounted electric fire and radiator

KITCHEN

10'2" x 5'7" (3.10 x 1.72)

With range of worktops over base unit and overhead cupboards, inset stainless steel sink with mixer taps, Tiled splashbacks, gas cooker (Stoves), uPVC double glazed window and door giving access to rear

BEDROOM ONE

13'6" x 10'6" (4.12 x 3.21)

With uPVC double glazed window overlooking the front, radiator and TV point

BEDROOM TWO

10'10" x 8'11" (3.32 x 2.74)

With uPVC double glazed window overlooking the rear, cupboard housing Gas Boiler and radiator

BATHROOM

9'10" x 5'6" (3.00 x 1.70)

With white three piece suite, shower over bath, shower screen, wet wall, chrome rack and uPVC double glazed window

BEDROOM THREE

13'6" x 10'7" (4.12 x 3.23)

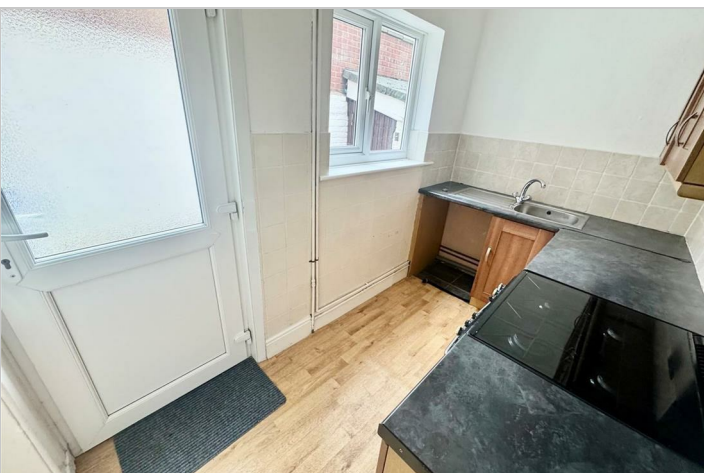
With cupboard and dado rail and uPVC window

OUTSIDE

Forecourted front, enclosed rear yard with two outbuildings

HMRC

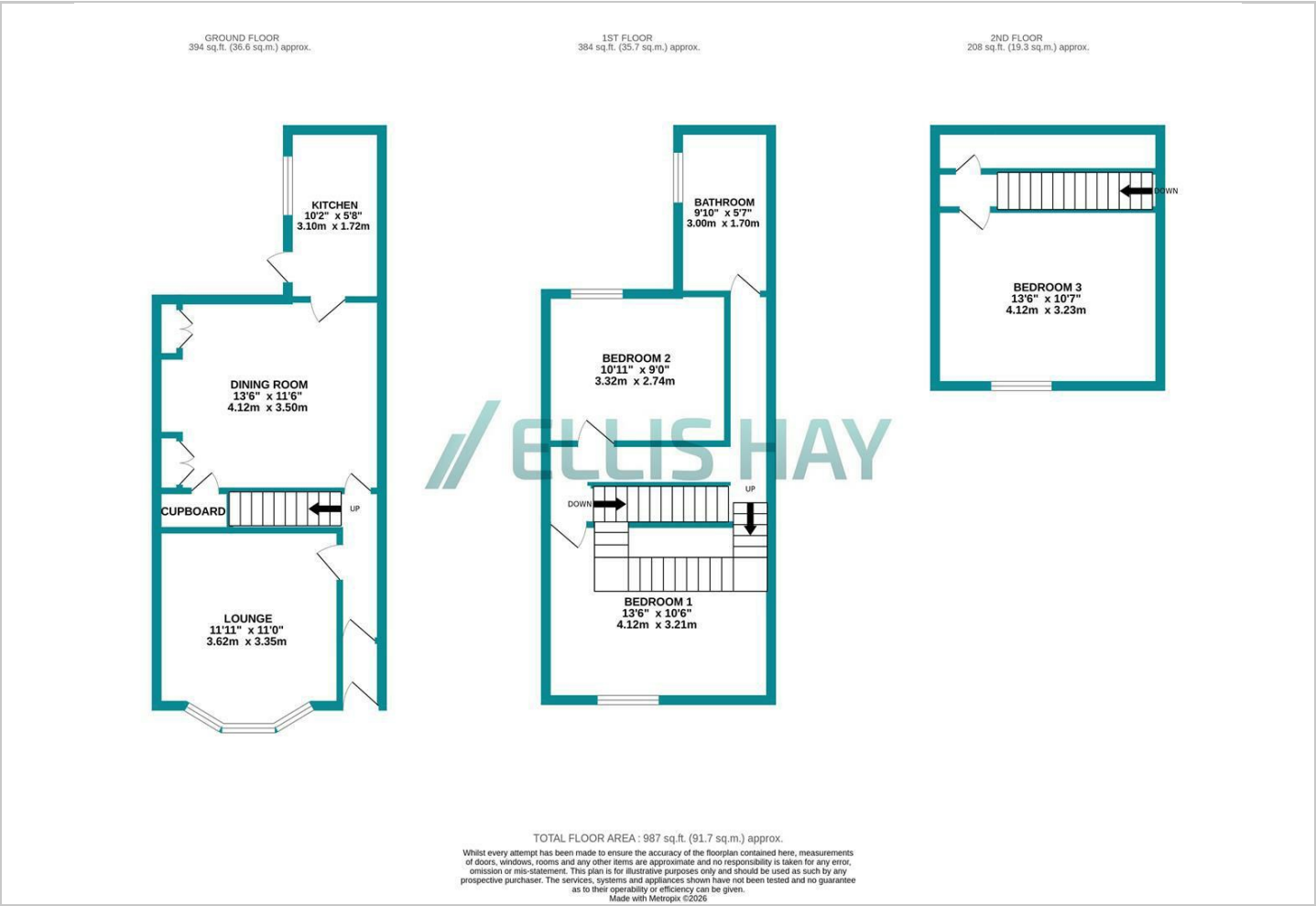
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.



Hybrid Map



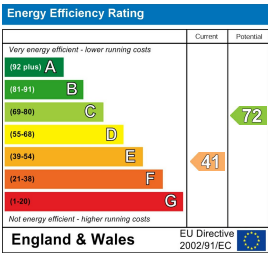
Floor Plan



Viewing

Please contact Ellish Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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