

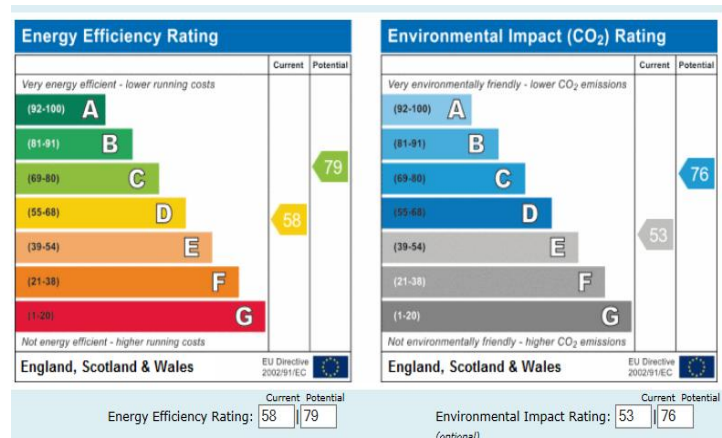


GROUND FLOOR
APPROX. FLOOR
AREA 366 SQ.FT.
(34.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 295 SQ.FT.
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tipple Underwood
Estate Agent

£115,000
8 WOOLER STREET, SCARBOROUGH, NORTH YORKSHIRE, YO12 7DD

- Lovely Terraced House
- Two Bedrooms
- Two Reception Rooms
- Enclosed Timber Decked Rear Yard

A WELL PRESENTED TWO BEDROOM TERRACED HOUSE IN A POPULAR LOCATION WITH ALL OF THE TOWN CENTRE AMENITIES CLOSE TO HAND. TWO WOOD BURNING STOVES, MODERN KITCHEN AND LOVELY ENCLOSED YARD TO THE REAR.



TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

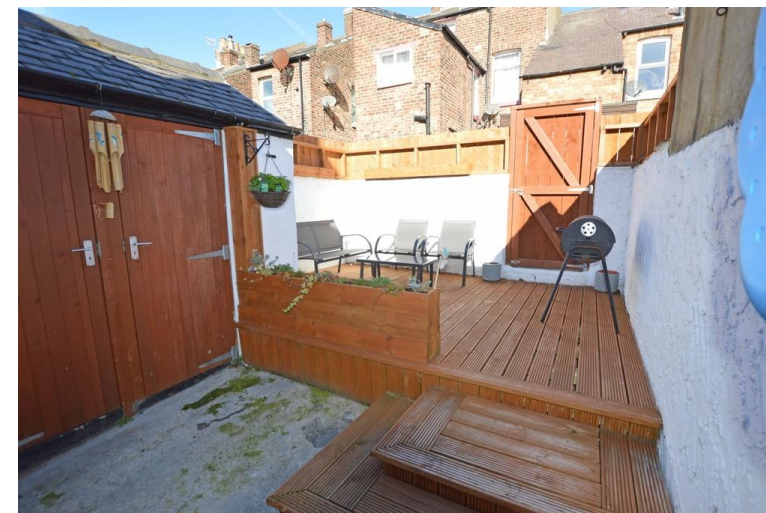
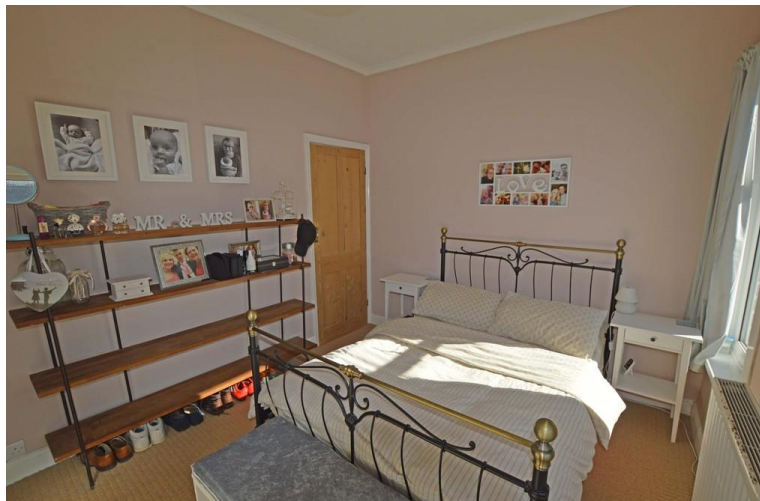
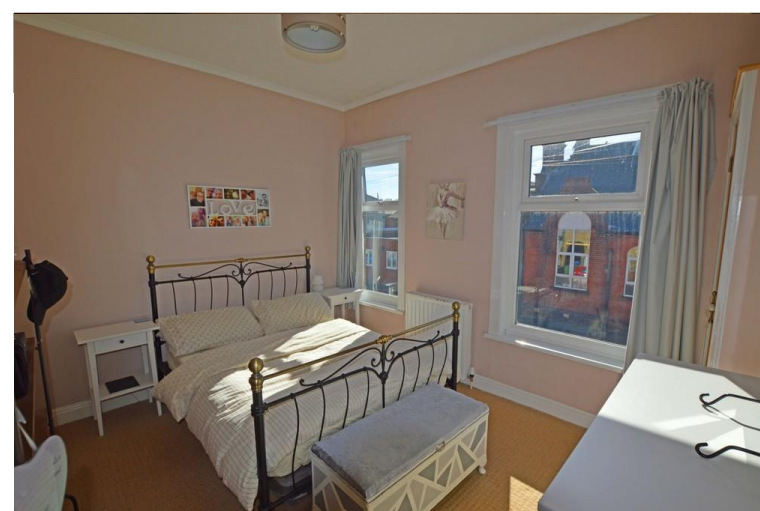
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge with wood burning stove, rear facing second reception room also with wood burning stove and modern kitchen to the ground floor. To the first floor are two well-presented bedrooms and house bathroom. To the rear of the property is an enclosed yard with timber decking and two outhouses.



GROUND FLOOR

HALLWAY

LOUNGE
9' 9" x 9' 9" (2.97m x 2.97m)

DINING ROOM
13' 2" x 9' 8" (4.01m x 2.95m)

KITCHEN
10' 3" x 5' 8" (3.12m x 1.73m)

FIRST FLOOR

LANDING

BEDROOM
13' 2" x 9' 2" (4.01m x 2.79m)

BEDROOM
9' 10" x 7' 6" (3m x 2.29m)

BATHROOM

OUTSIDE

REAR YARD