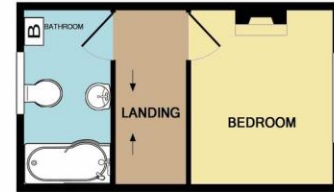


GROUND FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.8 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 158 SQ.FT.
(14.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 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.
Made with Metropix 10/2019



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | 51 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 43 | 44 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

Tipple Underwood
Estate Agent

£90,000
91 NELSON STREET, SCARBOROUGH, YO12 7TA

- Terraced House
- Two Bedrooms
- Well Presented
- Gas Central Heating

A PERFECT STARTER HOME, THIS WELL PRESENTED TWO BEDROOM TOWN TERRACED HOUSE IN A CONVENIENT LOCATION FOR ALL OF THE TOWN'S AMENITIES. PRESENTED TO A GREAT STANDARD THROUGHOUT WITH MODERN BATHROOM AND KITCHEN AND HAVING THE BENEFIT OF A NEW ROOF IN RECENT YEARS.

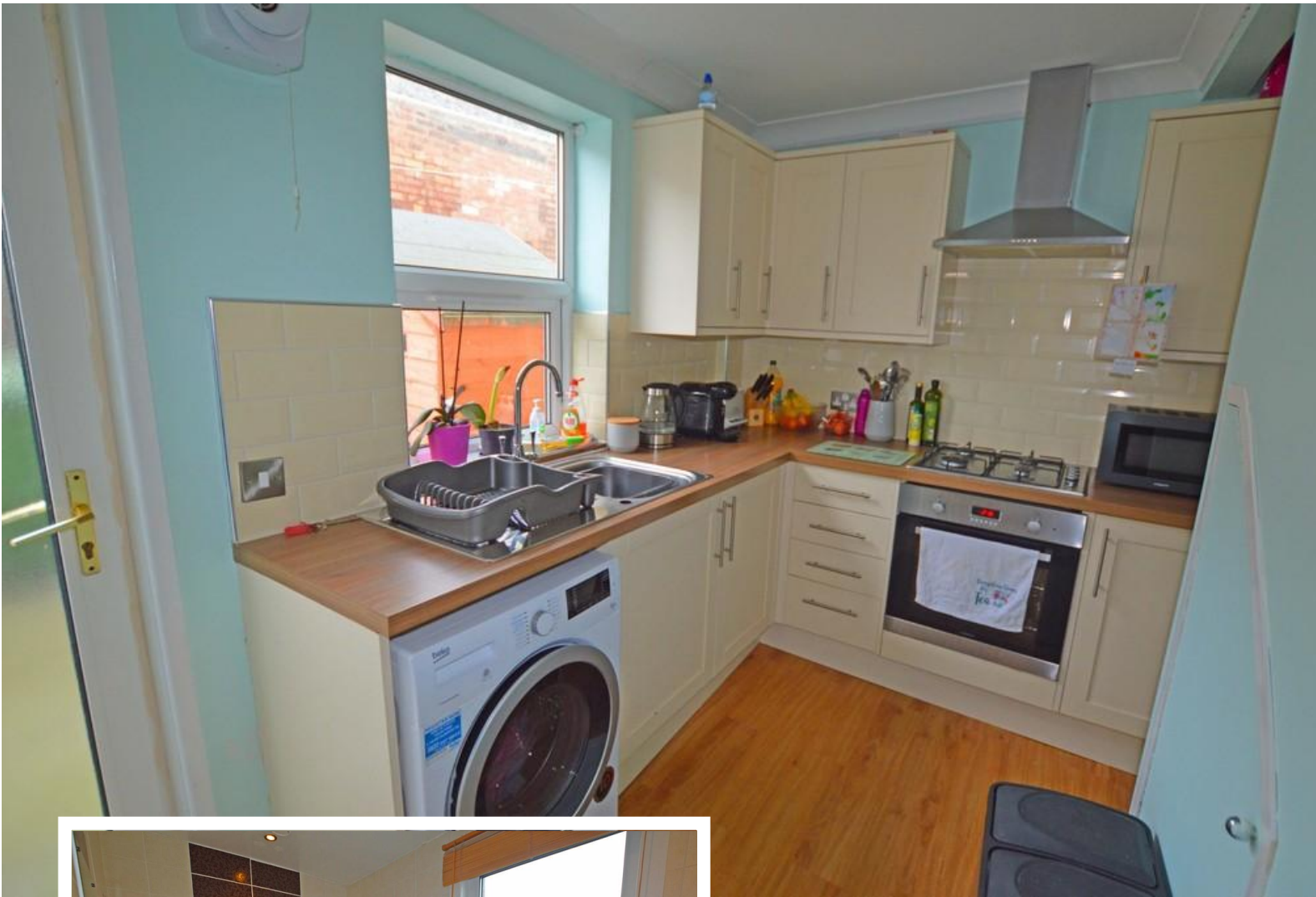


TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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

91 Nelson Street, Scarborough, YO12 7TA



Property Description

This two bedroom terraced house when briefly described comprises front facing lounge and rear facing kitchen to the ground floor, master bedroom and modern bathroom to the first floor with further double bedroom to the floor above. Gas central heating with modern type boiler, double glazing and enclosed yard to the rear.



GROUND FLOOR

LOUNGE
11' 10" x 11' (3.61m x 3.35m)

HALLWAY

KITCHEN
11' x 6' (3.35m x 1.83m)

FIRST FLOOR

BEDROOM
11' x 9' 6" (3.35m x 2.9m)

BATHROOM
11' x 6' (3.35m x 1.83m)

SECOND FLOOR

BEDROOM
15' x 11' (4.57m x 3.35m) Max.

OUTSIDE

REAR YARD