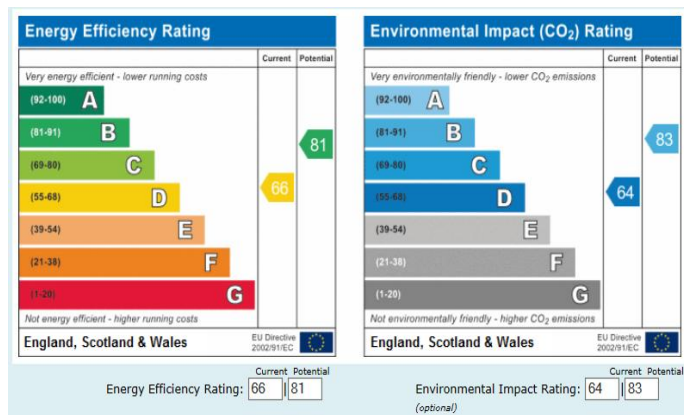


ENTRANCE HALL
APPROX. FLOOR AREA 5.1 SQ.FT. (5.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 44.4 SQ.FT. (41.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 39.2 SQ.FT. (39.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 92.2 SQ.FT. (85.6 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 02019



Tipple Underwood
Estate Agent

£95,000
145B VICTORIA ROAD, SCARBOROUGH, YO11 1SY

- THREE BEDROOMS
- FRONT FACING LOUNGE
- CONVENIENT LOCATION
- GENEROUS PROPORTIONS

SPACIOUS MAISONETTE WITH THREE BEDROOMS OFFERED WITH NO ONWARD CHAIN...VERY CLOSE TO AMENITIES...IDEAL FIRST TIME BUY OR BUY TO LET, PREVIOUS RENTAL INCOME £525 PER MONTH...7% GROSS PER ANNUM...BRAND NEW FITTED KITCHEN INSTALLED.



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

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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



Property Description

Ideally situated within easy reach of the Town Centre and offered to the market with the added advantage of no onward chain is this spacious freehold three bedroom maisonette. The accommodation briefly comprises; communal entrance hall, door to first floor, landing with utility room, front facing sitting room, BRAND NEW fitted kitchen with built in oven, hob and extractor, bedroom three or could be separate dining room, on the second floor, two double bedrooms, bathroom with white suite and separate wc. Of course this property benefits from gas central heating and also includes the front courtyard.



GROUND FLOOR

ENTRANCE HALL

FIRST FLOOR

LANDING

LOUNGE

14' 1" x 9' 10" (4.29m x 3m)

KITCHEN

10' 10" x 6' 3" (3.3m x 1.91m)

UTILITY ROOM

BEDROOM/DINING ROOM

12' 10" x 10' 10" (3.91m x 3.3m)

SECOND FLOOR

LANDING

BEDROOM

14' 3" x 11' 2" (4.34m x 3.4m)

BEDROOM

12' 10" x 10' 11" (3.91m x 3.33m)

BATHROOM

WC