

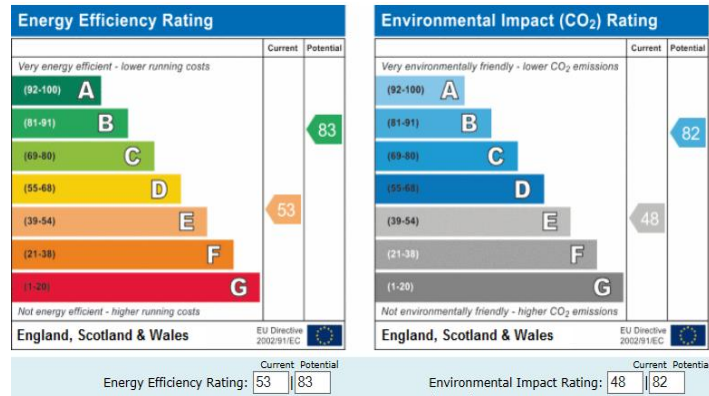


GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 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 ©2020



Tipple Underwood
Estate Agent

£127,500
23 IRETON STREET, SCARBOROUGH, YO12 7DR

- Convenient Location
- Immaculate Presentation
- Two Double Bedrooms
- Modern Kitchen And Bathroom

A SUPERB EXAMPLE OF THIS TYPE OF PROPERTY, IMMACULATELY PRESENTED THROUGHOUT. OPEN PLAN LOUNGE DINING ROOM, MODERN KITCHEN AND BATHROOM. CONVENIENT LOCATION WITH THE TOWN CENTRES AMENITIES A SHORT WALK AWAY.



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

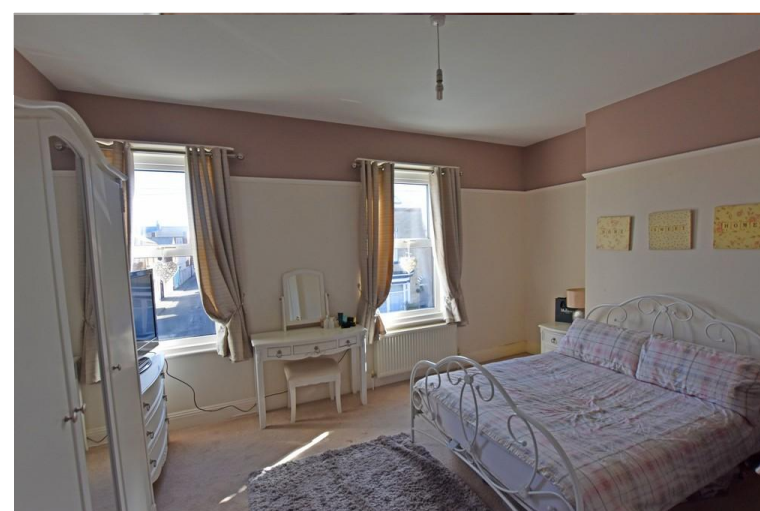
CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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



Property Description

The property when briefly described comprises, entrance lobby and hallway, bay fronted lounge, open archway through to the dining room, breakfast kitchen and utility room to the ground floor. Modern bathroom and two double bedrooms to the first floor. Enclosed yard to the rear of the property and enclosed fore garden. The property also benefits from gas central heating and double glazing.



GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE
14' 9" x 11' 6" (4.5m x 3.51m)

DINING ROOM
11' 10" x 11' 8" (3.61m x 3.56m)

KITCHEN/BREAKFAST ROOM
12' 7" x 6' 8" (3.84m x 2.03m)

UTILITY ROOM
10' 8" x 6' 2" (3.25m x 1.88m)

FIRST FLOOR

LANDING

BEDROOM
15' x 11' 4" (4.57m x 3.45m)

BEDROOM
11' 10" x 9' 3" (3.61m x 2.82m)

BATHROOM
12' 6" x 6' 8" (3.81m x 2.03m)

OUTSIDE

REAR YARD