



TOTAL FLOOR AREA: 843 sq ft (79.3 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and should not be relied upon for any legal or financial purposes. The agent is not responsible for any errors or omissions. All dimensions are to the internal face of the walls unless otherwise stated. The agent is not responsible for any errors or omissions. All dimensions are to the internal face of the walls unless otherwise stated.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	66   D
39-54	E		
21-38	F		
1-20	G		

**Tipple Underwood**  
Estate Agent

**£160,000**  
7 GORDON STREET, SCARBOROUGH, YO12 7RU

- Superb Presentation
- Two Bedrooms
- Two Reception Rooms
- Well Appointed Yard

A STUNNING TWO BEDROOM PERIOD TERRACED HOUSE IN THIS EVER-POPULAR AREA. PRESENTED TO A SUPERB STANDARD THROUGHOUT WITH MODERN KITCHEN AND BATHROOM AND A WELL-APPOINTED REAR YARD.

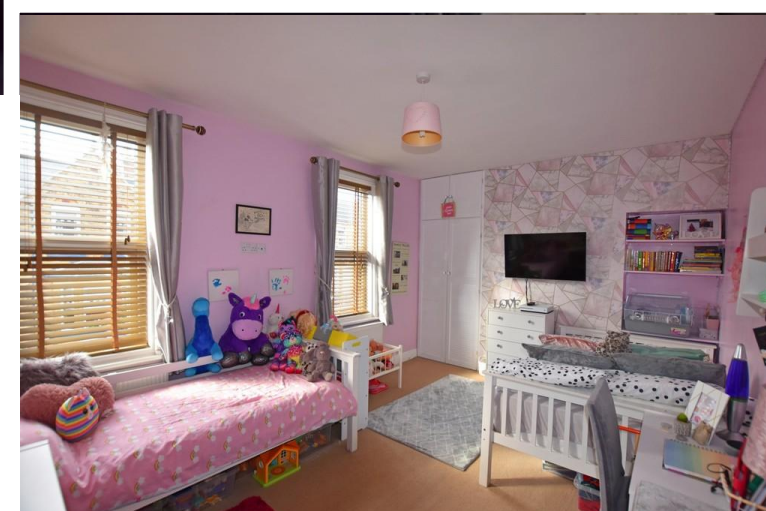


TIPPLE UNDERWOOD ESTATE AGENTS  
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT  
[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)  
 01723 350299  
[mail@tippleunderwood.co.uk](mailto: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 and modern kitchen to the ground floor. On the first floor are two well-appointed bedrooms and a modern, well-presented bathroom. To the rear of the property is a well-appointed enclosed yard with outside store, timber decking, block paving and timber shed.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE

13' 7" x 11' 7" (4.14m x 3.53m)

DINING ROOM

12' 2" x 12' 2" (3.71m x 3.71m)

KITCHEN

14' x 7' 10" (4.27m x 2.39m)

### FIRST FLOOR

LANDING

MASTER BEDROOM

15' 5" x 10' 10" (4.7m x 3.3m)

BEDROOM

12' x 9' 7" (3.66m x 2.92m)

BATHROOM

13' 9" x 7' 8" (4.19m x 2.34m)

### OUTSIDE

GARDEN