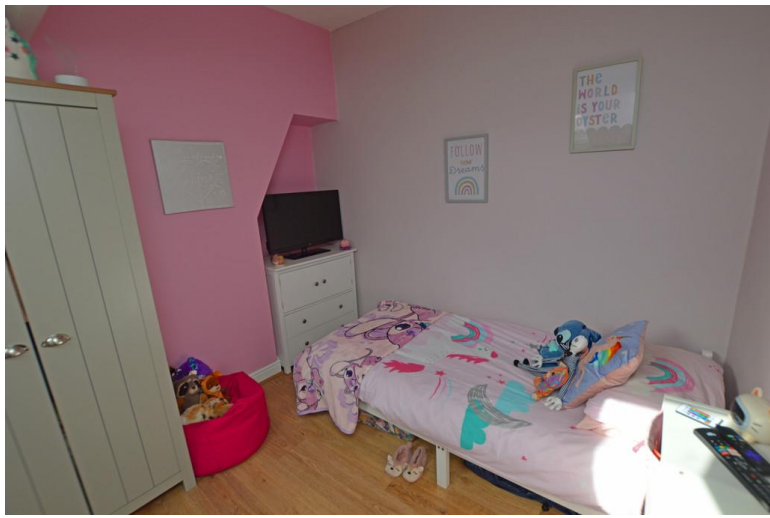




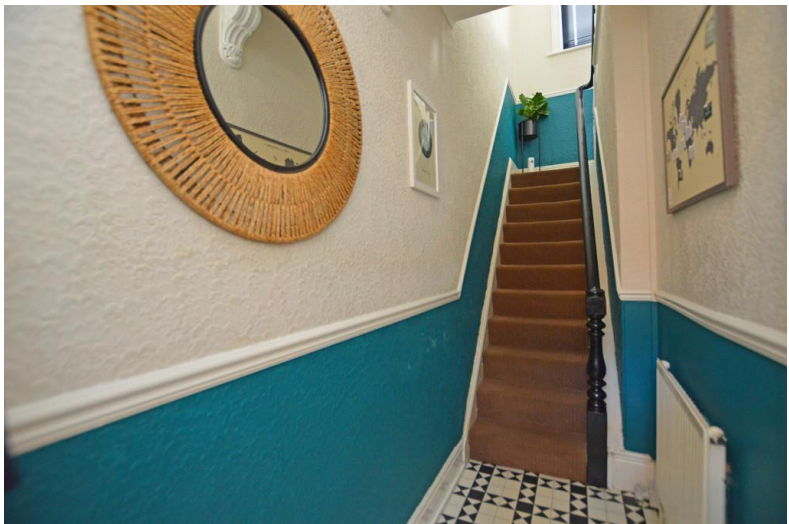
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £150,000
52 PROSPECT ROAD, SCARBOROUGH, YO12 7JY

- Well Presented
- Three Bedrooms
- Convenient Location
- UPVC Double Glazing

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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



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Description

The property when briefly described comprises, entrance lobby, hallway, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor is the master bedroom and large family bathroom. On the second floor we find two further well-appointed bedrooms. Front forecourt garden and enclosed rear yard, with store.



GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE
13' 2" x 11' 8" (4.01m x 3.56m)

DINING ROOM
12' x 11' 8" (3.66m x 3.56m)

KITCHEN
13' 9" x 6' 4" (4.19m x 1.93m)

FIRST FLOOR

LANDING

MASTER BEDROOM
15' x 10' 9" (4.57m x 3.28m)

BATHROOM
11' 9" x 9' 7" (3.58m x 2.92m)

SECOND FLOOR

LANDING

BEDROOM
14' 3" x 10' 9" (4.34m x 3.28m)

BEDROOM
11' 9" x 9' 7" (3.58m x 2.92m)

OUTSIDE

REAR YARD

STORE