



**OFFERS OVER £190,000**

22 NARES STREET, SCARBOROUGH, YO12 7RR

- Five Bedrooms
- Two Reception Rooms
- Sought After Location
- Garage And Garden

THE PERFECT OPPORTUNITY TO CREATE A STUNNING FAMILY HOME IN THIS EVER-POPULAR LOCATION. IN NEED OF SOME MODERNISATION AND FINISHING THESE POPULAR PROPERTIES OF THE SIZE AND PROPORTIONS FOR FAMILY LIVING WITH THE ADDED BONUS OF A REAR GARDEN AND GARAGE.



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





TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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.  
 Made with Metrooxx ©2025



**GROUND FLOOR**

ENTRANCE PORCH

HALLWAY

LOUNGE  
15' 8" x 12' 8" (4.78m x 3.86m)

DINING ROOM  
12' 4" x 10' 5" (3.76m x 3.18m)

KITCHEN/DINER  
17' 7" x 9' 3" (5.36m x 2.82m)

**FIRST FLOOR**

LANDING

BEDROOM  
16' 5" x 12' 9" (5m x 3.89m)

BEDROOM  
12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM  
9' 3" x 8' 9" (2.82m x 2.67m) max

BATHROOM

**SECOND FLOOR**

LANDING

BEDROOM  
16' 4" x 12' 8" (4.98m x 3.86m)

BEDROOM  
12' 5" x 10' 4" (3.78m x 3.15m)

**OUTSIDE**

GARDENS

GARAGE

**Property Description**

The property when briefly described comprises entrance porch, hallway, bay fronted lounge, rear facing dining room and large kitchen diner to the ground floor. On the first floor are three bedrooms and bathroom with two further bedrooms to the floor above. An enclosed gardens to the rear of the property with gated access and garage.

