



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

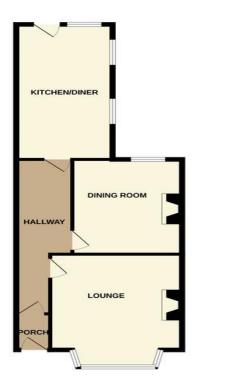
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF CONTACT

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

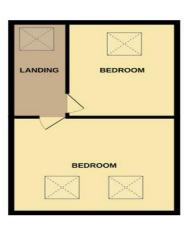
gents note: writist every care has been taken to prepare these sales particulars, they are r guidance purposes only. All measurements are approximate are for general guidance urposes only and whilst every care has been taken to ensure their accuracy, they should be relied upon and potential buyers are advised to recheck the measurements

22 Nares Street, Scarborough, YO12 7RR

GROUND FLOOR 565 sq.ft. (52.5 sq.m.) approx. 1ST FLOOR 503 sq.ft. (46.7 sq.m.) approx. 2ND FLOOR 397 sq.ft. (36.9 sq.m.) approx.







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, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erromission or mis-statement. This plan is for flustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operatibility or efficiency can be given.





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.







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

 ${\tt BATHROOM}$

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