

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



£180,000

1 GORDON STREET, SCARBOROUGH, YO12 7RU

- End Of Terrace House
- Three Bedrooms
- Well Presented
- Enclosed Rear Yard

AN END OF TERRACE THREE BEDROOM PERIOD HOUSE SITUATED ON THIS POPULAR STREET, WITH GENEROUS PROPORTIONS. OPEN PLAN RECEPTION SPACE WITH WOOD BURNING STOVE, LUXURIOUS BATHROOM SUITE, MODERN KITCHEN, ENCLOSED REAR YARD WITH STORE.

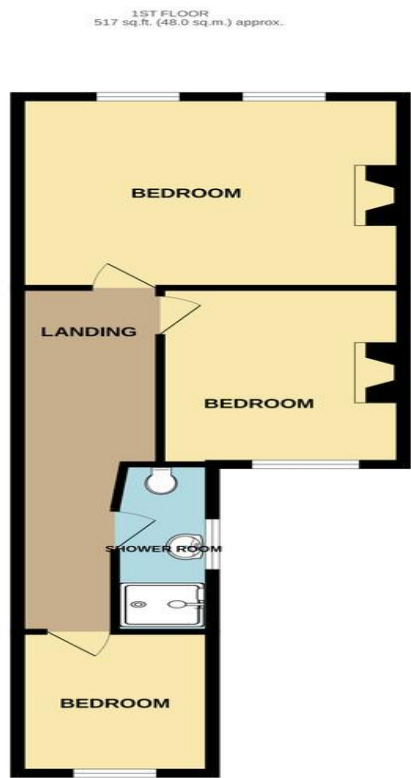
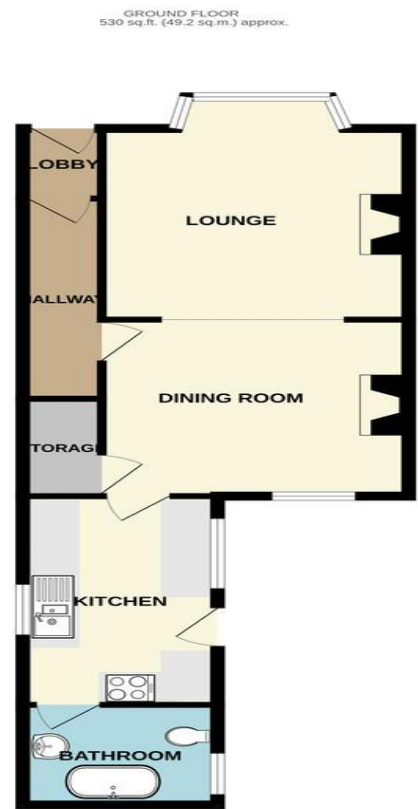


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





TOTAL FLOOR AREA: 1046 sq.ft. (97.2 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, modern kitchen and superb bathroom to the ground floor. On the first floor are three well-appointed bedrooms and shower room. Enclosed rear yard with outside store, light and power connected.



### GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE  
14' 6" x 12' 1" (4.42m x 3.68m)

DINING ROOM  
12' 7" x 12' 3" (3.84m x 3.73m)

KITCHEN  
13' 9" x 7' 9" (4.19m x 2.36m)

BATHROOM  
7' 9" x 6' 7" (2.36m x 2.01m)

### FIRST FLOOR

BEDROOM  
15' 6" x 12' (4.72m x 3.66m)

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

BEDROOM  
11' 6" x 7' 7" (3.51m x 2.31m)

SHOWER ROOM

### OUTSIDE

REAR YARD

STORE