





£110,000

31 SANDRINGHAM STREET, SCARBOROUGH, YO12 7QD

- Mid Terraced House
- Four Bedrooms
- Modernisation Required
- Town Centre Location

A THREE STORY MID TERRACED TOWN HOUSE SITUATED IN THIS CONVENIENT LOCATION. NOW IN NEED OF UPDATING AND MODERNISATION, THIS WILL MAKE A GREAT FAMILY HOME LIKE IT HAS FOR THE PREVIOUS FAMILY. WITH ALL OF THE TOWN CENTRES AMENITIES CLOSE TO HAND INCLUDING BOTH BAYS WITHIN WALKING DISTANCE.





TIPPLE UNDERWOOD ESTATE AGENTS

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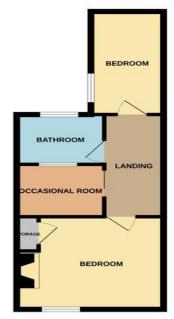
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Agents vote. Writist every care has been taken to prepare these sates particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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GROUND FLOOR 360 sq.ft. (33.4 sq.m.) approx. 1ST FLOOR 351 sq.ft. (32.6 sq.m.) approx. 2ND FLOOR 283 sq.ft. (26.3 sq.m.) approx.







TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

Whilst every alteringt has been made to ensure the accuracy of the flooropian contained here, measureme of doors, windows, nooms and any other items are approximate and no responsibility is taken for any enror instructions on this statement. This plain is for thustrailive purposes only and should be used as such by an prospective purchase. The sea to be for constitution or efficiency can be given.





The property when briefly described comprises entrance hall, front facing lounge, rear facing dining room, kitchen and pantry to the ground floor. On the first floor are two bedrooms, the family bathroom and further occasional room. To the second floor are two further adjoining double bedrooms. Enclosed yard to the rear with timber outhouse.











GROUND FLOOR

ENTRANCE HALL

HALLWAY

LOUNGE 10' 7" x 9' 8" (3.23m x 2.95m)

DINING ROOM 13' 3" x 11' 9" (4.04m x 3.58m) max

KITCHEN 11' 10" x 6' 3" (3.61m x 1.91m)

PANTRY

FIRST FLOOR

BEDROOM 13' 2" x 10' 6" (4.01 m x 3.2 m)

BEDROOM | | | 9" x 6' 2" (3.58m x | 1.88m)

OCCASIONAL ROOM 7' 7" x 6' (2.31 m x 1.83m)

 ${\tt BATHROOM}$

SECOND FLOOR

BEDROOM 12' 2" x 11' 2" (3.71m x 3.4m)

BEDROOM | | | 6" x | | | (3.5 | m x 3.35 m)

OUTSIDE

REAR YARD