



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



£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

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

CONTACT

www.tippleunderwood.co.uk

01723 350299

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

31 Sandringham Street, Scarborough, YO12 7QD



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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 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" (4.01m x 3.2m)

BEDROOM
11' 9" x 6' 2" (3.58m x 1.88m)

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

BATHROOM

SECOND FLOOR

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

BEDROOM
11' 6" x 11' (3.51m x 3.35m)

OUTSIDE

REAR YARD