





OFFERS IN EXCESS OF £100,000

42 SANDRINGHAM STREET, SCARBOROUGH, YOI 2 7QD

- Semi-Detached House
- Two Bedrooms
- Two Reception Rooms
- Rear Patio Yard

A TWO BEDROOM SEMI-DETACHED HOUSE IN A POPULAR AREA OF THE TOWN CENTRE WITH BOTH BAYS CLOSE BY AND ALL OF THE TOWN CENTRES AMENITIES. THIS SEMI-DETACHED HOUSE DOES REQUIRE SOME UPDATING AND MODERNISATION AND COULD CREATE A GREAT INVESTMENT OR FIRST TIME BUY.





TIPPLE UNDERWOOD ESTATE AGENTS

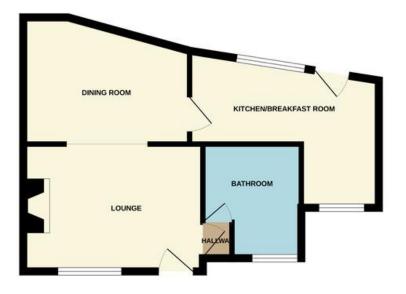
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Agents Note: whilst every care has been taken to prepare these sales particulars, mey are or guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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GROUND FLOOR 384 sq.ft. (35.7 sq.m.) approx. 1ST FLOOR 231 sq.ft. (21.5 sq.m.) approx.





TOTAL FLOOR AREA: 615 sq.ft. (57.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, comms and any other tense are approximate and no responsibility is taken for any entry, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systemic and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.





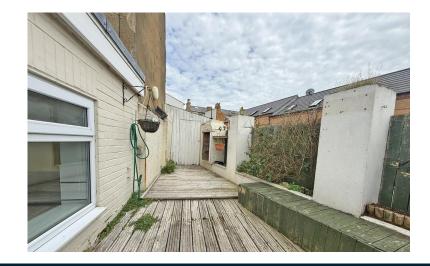
Property Description

The property when briefly described comprises front facing lounge open to the dining room at the rear, breakfast kitchen and bathroom to the ground floor with two bedrooms and a further room that could possibly create a further shower room to the first floor. Raised decking patio to the rear of the property.









GROUND FLOOR

LOUNGE 13' 2" x 9' 4" (4.01 m x 2.84 m)

DINING ROOM 12' 6" x 9' 3" (3.81 m x 2.82m)

KITCHEN/BREAKFAST ROOM
14 ' 7" x 9' 6" (4.44m x 2.9m) L shaped max

BATHROOM

FIRST FLOOR

LANDING

BEDROOM 10' 6" x 9' 4" (3.2m x 2.84m)

BEDROOM 9' 4" x 8' 2" (2.84m x 2.49m)

POSSIBLE SHOWER ROOM

OUTSIDE

REAR PATIO