



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £100,000
42 SANDRINGHAM STREET, SCARBOROUGH, YO12 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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Yorkshire, YO12 6SF

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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



42 Sandringham Street, Scarborough, YO12 7QD

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, 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 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" (4.01m x 2.84m)

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