



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



**£130,000**

4 ALBERT STREET, SCARBOROUGH, YO12 7HW

- No Onward Chain
- Four Bedrooms
- Recently Upgraded
- Coastal Location

RECENTLY MODERNISED AND UPDATED THIS SMART FOUR BEDROOM MID TERRACED HOUSE SITUATED CLOSE TO ALL OF THE TOWN CENTRES AMENITIES AND BOTH BAYS. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, AN IDEAL BUY TO LET OR HOLIDAY HOME GIVEN ITS LOCATION YET THIS WOULD ALSO MAKE A WELL PROPORTIONED FAMILY HOME.



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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 : 1005 sq.ft. (93.4 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, open plan lounge diner and kitchen to the ground floor. On the first floor are two well appointed bedrooms and a modern shower room. To the second floor are to further double bedrooms. Enclosed yard to the rear of the property.



### GROUND FLOOR

ENTRANCE LOBBY

LOUNGE/DINER  
21' 3" x 13' 11" (6.48m x 4.24m)

KITCHEN  
9' 4" x 6' 8" (2.84m x 2.03m)

### FIRST FLOOR

LANDING

BEDROOM  
13' 11" x 10' 6" (4.24m x 3.2m)

BEDROOM  
10' 9" x 8' 10" (3.28m x 2.69m)

SHOWER ROOM

### SECOND FLOOR

LANDING

BEDROOM  
13' 11" x 10' 6" (4.24m x 3.2m)

BEDROOM  
10' 9" x 8' 10" (3.28m x 2.69m)

### OUTSIDE

REAR YARD