



**£132,500**

51 WYKEHAM STREET, SCARBOROUGH, YO12 7SA

- No Onward Chain
- Immaculate Presentation
- Two Bedrooms
- Large Rear Yard

AN IMMACULATE TWO BEDROOM MID TERRACED HOUSE IN THIS POPULAR AND CONVENIENT LOCATION, CLOSE TO ALL OF THE TOWN CENTRES AMENITIES AND RAILWAY STATION. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, A PERFECT STARTER HOME, WITH A LARGE REAR YARD.



TIPPLE UNDERWOOD ESTATE  
AGENTS  
3 Coldyhill Lane, Scarborough, North  
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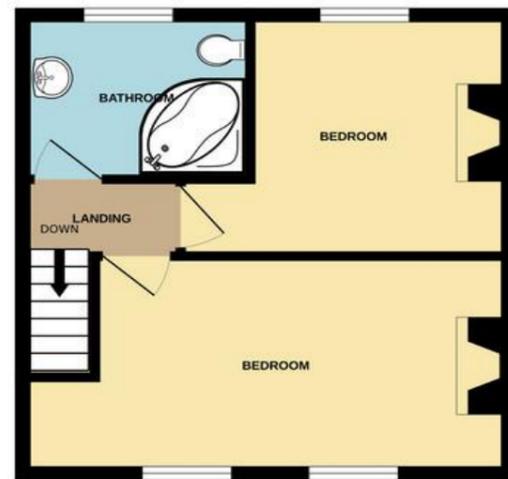
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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, bay fronted lounge, dining room open to the kitchen at the rear. On the first floor are two well-appointed bedrooms and a white bathroom suite. Enclosed yard to the rear.



### GROUND FLOOR

ENTRANCE HALL

LOUNGE

13' x 10' 10" (3.96m x 3.3m) max

DINING ROOM

10' 3" x 9' 10" (3.12m x 3m)

KITCHEN

8' x 6' 8" (2.44m x 2.03m)

### FIRST FLOOR

LANDING

BEDROOM

15' 8" x 8' 10" (4.78m x 2.69m)

BEDROOM

9' 10" x 9' 9" (3m x 2.97m)

BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m)

### OUTSIDE

REAR YARD