



**£100,000**

131 PROSPECT ROAD, SCARBOROUGH, YO12 7LF

- Four Bedrooms
- Two Reception Rooms
- Convenient Location
- Renovation Required

OWNED BY THE SAME FAMILY FOR OVER 60 YEARS THIS FOUR BEDROOM TOWN HOUSE STILL RETAINS SOME OF THE PERIOD FEATURES. NOW IN NEED OF A SCHEME OF RENOVATION AND IMPROVEMENTS THIS WILL MAKE A LOVELY FAMILY HOME IN A CONVENIENT LOCATION.



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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 : 1158 sq.ft. (107.6 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, rear facing dining room, kitchen and bathroom to the ground floor. On the first floor are two well-appointed bedrooms and w/c. To the floor above are two further well-appointed bedrooms. Enclosed yard to the rear and walled fore garden.



### GROUND FLOOR

- ENTRANCE HALL
- LOUNGE  
13' 8" x 11' 7" (4.17m x 3.53m)
- DINING ROOM  
12' x 12' (3.66m x 3.66m)
- KITCHEN  
13' 8" x 7' (4.17m x 2.13m)
- BATHROOM  
7' 10" x 5' 6" (2.39m x 1.68m)

### FIRST FLOOR

- LANDING
- BEDROOM  
15' x 11' (4.57m x 3.35m)
- BEDROOM  
12' x 9' 6" (3.66m x 2.9m)
- WC

### SECOND FLOOR

- LANDING
- BEDROOM  
15' x 11' (4.57m x 3.35m)
- BEDROOM  
12' 0" x 9' 6" (3.66m x 2.9m)

### OUTSIDE

- REAR YARD