

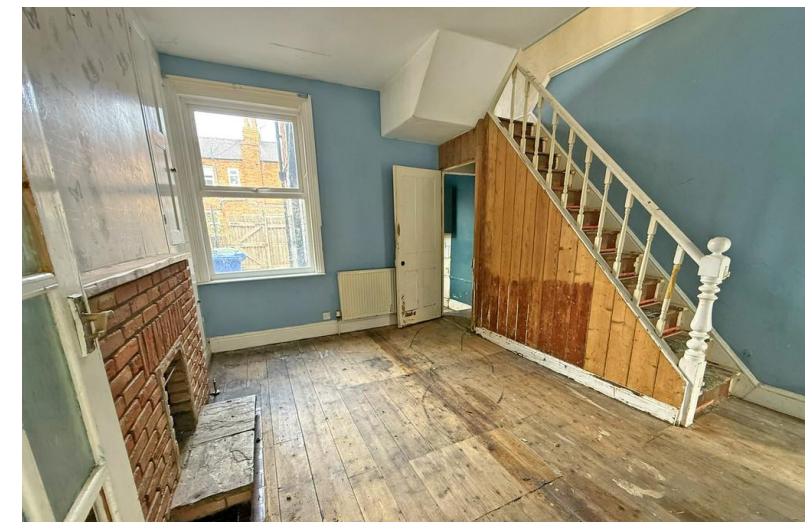


£100,000

59 HAMPTON ROAD, SCARBOROUGH, YO12 5PX

- Two Bedrooms
- Improvements Required
- Two Reception Rooms
- No Chain

A TWO BEDROOM BAY FRONTED MID TERRACED HOUSE ON THIS POPULAR STREET WITH TOWN CENTRE AND RAILWAY STATION A SHORT WALK AWAY. IN NEED OF A COMPREHENSIVE SCHEME OF IMPROVEMENT AND UPGRADING THESE PROPERTIES PRESENT AS FANTASTIC HOMES WHEN DONE.

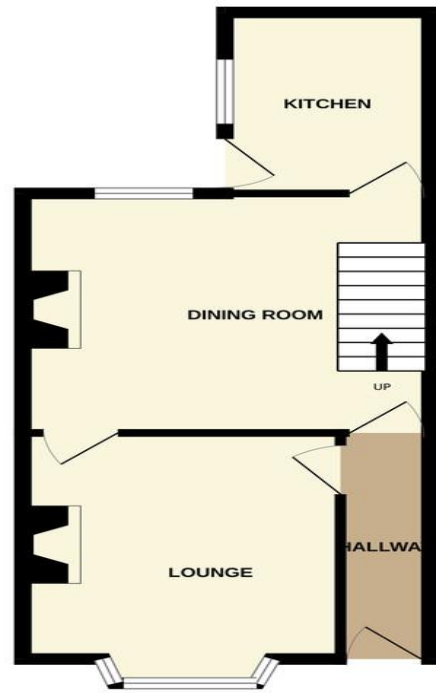


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.8 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.



Property Description

The property when briefly described comprises entrance hall, bay fronted lounge, rear facing dining room and kitchen to the ground floor. On the first floor are two well-appointed bedrooms and bathroom. Enclosed yard to the rear.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
13' x 11' (3.96m x 3.35m)

DINING ROOM
13' 8" x 12' 3" (4.17m x 3.73m) max

KITCHEN
9' 4" x 6' 10" (2.84m x 2.08m)

FIRST FLOOR

LANDING

BEDROOM
13' 7" x 11' 3" (4.14m x 3.43m)

BEDROOM
13' x 8' 4" (3.96m x 2.54m)

BATHROOM
8' 10" x 6' 5" (2.69m x 1.96m)

OUTSIDE

REAR YARD

OUTHOUSE