



£210,000 22 NARES STREET, SCARBOROUGH, YO12 7RR

- Five Bedrooms
- Two Reception Rooms
- Sought After Location
- Garage And Garden

THE PERFECT OPPORTUNITY TO CREATE A STUNNING FAMILY HOME IN THIS EVER-POPULAR LOCATION. IN NEED OF SOME MODERNISATION AND FINISHING THESE POPULAR PROPERTIES OF THE SIZE AND PROPORTIONS FOR FAMILY LIVING WITH THE ADDED BONUS OF A REAR GARDEN AND GARAGE.





TIPPLE UNDERWOOD ESTATE AGENTS

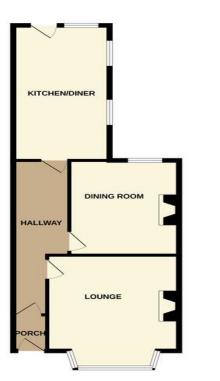
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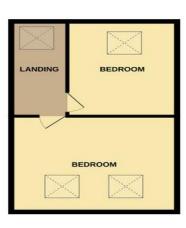
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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GROUND FLOOR 565 sq.ft. (52.5 sq.m.) approx. 1ST FLOOR 503 sq.ft. (46.7 sq.m.) approx. 2ND FLOOR 397 sq.ft. (36.9 sq.m.) approx.







TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made be ensure the accuracy of the Booptain contained here, measurement of doors, wholever, rooms and any other items are approximate and no responsibility is taken for any error according to the state of the



Property Description

The property when briefly described comprises entrance porch, hallway, bay fronted lounge, rear facing dining room and large kitchen diner to the ground floor. On the first floor are three bedrooms and bathroom with two further bedrooms to the floor above. An enclosed gardens to the rear of the property with gated access and garage.







GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE 15' 8" x 12' 8" (4.78m x 3.86m)

DINING ROOM 12' 4" x 10' 5" (3.76m x 3.18m)

KITCHEN/DINER 17' 7" x 9' 3" (5.36m x 2.82m)

FIRST FLOOR

LANDING

BEDROOM 16' 5" x 12' 9" (5m x 3.89m)

BEDROOM 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM 9' 3" x 8' 9" (2.82m x 2.67m) max

 ${\tt BATHROOM}$

SECOND FLOOR

LANDING

BEDROOM 16' 4" x 12' 8" (4.98m x 3.86m)

BEDROOM 12' 5" x 10' 4" (3.78m x 3.15m)

OUTSIDE

GARDENS

GARAGE