



£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.



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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: 1464 sq.ft. (136.0 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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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

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



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.

