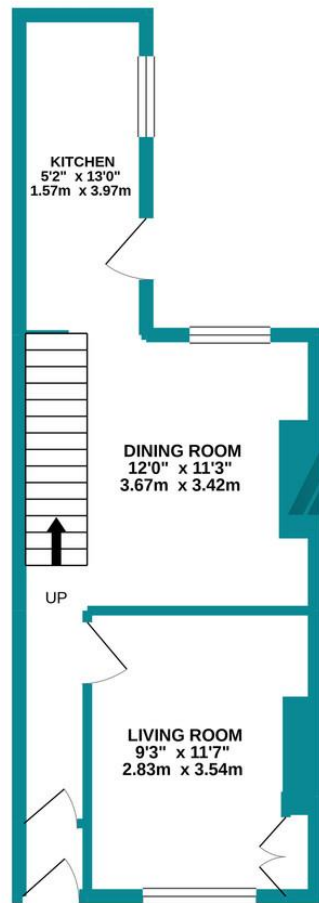
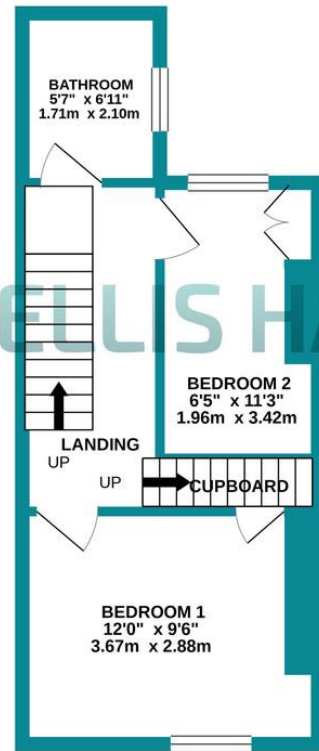


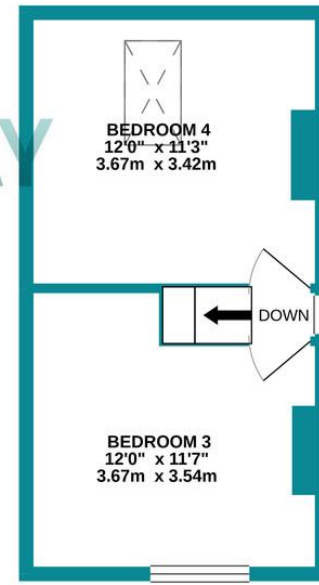
GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.
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Tenure
Freehold

Council Tax Band
A

Viewing Arrangements
Strictly by appointment

Contact Details
14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

www.ellishay.co.uk
info@ellishay.co.uk
01723 350077

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Reference:
28 Hoxton Street

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.



Hoxton Road
Scarborough, North Yorkshire YO12 7ST

Guide Price £130,000

14 Aberdeen Walk
Scarborough
North Yorkshire
YO11 1XP

Tel: 01723 350077
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www.ellishay.co.uk

Ellis Hay are pleased to bring to market this 4 Bedroomed town house close to Scarborough town centre. Comprising briefly of a living room, dining room, kitchen, family bathroom and rear yard space. Well decorated and newly carpeted throughout. An ideal first property or investment for the rental market. Gas central heating and uPVC double glazing throughout. Council tax band A. Early viewings advised.



Property Description

FRONT DOOR

leading to

HALLWAY

With ceiling light and radiator.

LOUNGE

With uPVC double glazed window overlooking the front, TV point, telephone point and ceiling light.

DINING ROOM

With a uPVC double glazed window overlooking the rear, radiator and ceiling light.

KITCHEN

With a range of floor and wall units, plumbing for washing machine, stainless steel sink, tiled splash back, integrated oven, ceramic hob, uPVC window overlooking the side and extractor.

UPSTAIRS TO

BEDROOM ONE

With uPVC double glazed window overlooking the rear, airing cupboard and a radiator.

BEDROOM TWO

With uPVC double glazed window overlooking the front, storage cupboard and a radiator.

BATHROOM

With white three piece suite, shower over the bath, extractor fan and radiator.

UPSTAIRS TO

BEDROOM THREE

With roof window and radiator.

BEDROOM FOUR

With uPVC double glazed window overlooking the front and radiator.

OUTSIDE

Small yard with access to back lane.

DIRECTIONS

From the train station proceed along Northway and turn right at the traffic lights onto Victoria Road. Turn left onto Nelson Street then right onto Trafalgar Street West then right onto Hoxton Road. The property is on the right.

- 4 BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- TOWN CENTRE LOCATION
- REAR YARD SPACE

