



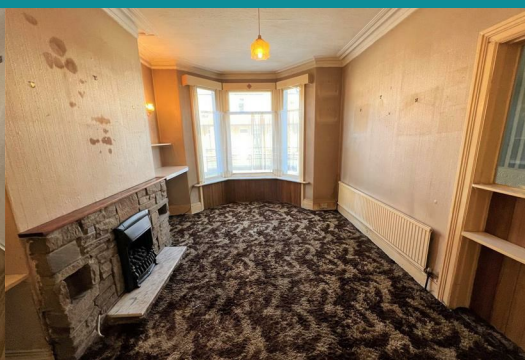
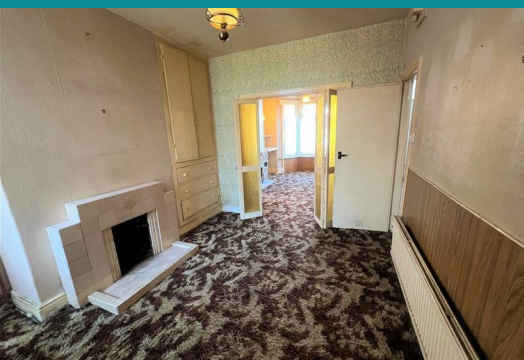
38 Lyell Street

, Scarborough, YO12 7LW

Price Guide £110,000



A mid terrace 2 bedroom town house with two reception rooms, kitchen , good sized bathroom with a garage.
In need of full refurbishment throughout. Ideal for investors/builders.



Hallway

The house is entered via the front door which leads into a small vestibule and then into the main hallway from which stairs lead up to the first floor and a door leads into the dining room.

Living Room 13'3" x 10'11" (4.04m x 3.33m)

Located at the front of the house with a bay window, fireplace and folding doors into the dining room.

Dining Room 12'8" x 11'5" (3.86m x 3.48m)

Situated at the rear of the house with an understairs cupboard, folding doors into the lounge, feature fireplace, fitted cupboard into chimney breast, radiator and window to the rear yard.

Kitchen 14'4" x 7'10" (4.37m x 2.39m)

Fitted with a range of units, single stainless steel sink and drainer, with a storage area to the rear with plumbing for a washing machine and also a separate downstairs W.C. There is a door leading into the rear yard.

Garage 8'6" x 17'9" (2.59m x 5.41m)

A large garage with an inspection pit built in the original rear yard. The garage has power supplied to it and double wooden doors out into the rear access lane.

Bathroom 14'1" x 7'10" (4.29m x 2.39m)

A good sized bathroom with a separate bath, shower cubicle and hand wash basin. There is a window overlooking the rear yard.

W.C.

There is a separate W.C. in a small room off the landing adjacent to the bathroom.

Bedroom 1 12'0" x 11'9" (3.66m x 3.58m)

A good sized double bedroom at the front of the property with two windows overlooking the front street.

Bedroom 2 12'9" x 8'10" (3.89m x 2.69m)

A second bedroom at the back of the property with a built in cupboard housing the combi boiler. There is a window looking over the rear yard.

Outside

There is a small forecourt at the front of the property. To the rear is a yard area with flower beds, concrete paving and the garage. There is access to the rear access road.

What Three Words Location

hits.humble.tags

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band:

Tenure: Freehold



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