

## 15 SCORESBY TERRACE WHITBY



**£129,950**

Situated on the popular Fishburn Park Estate is this 3 bedroom mid terraced house which requires some updating. There is a lounge, dining room, kitchen and bathroom, an enclosed rear yard and paved forecourt to the front and the property is double glazed.

*Located off North Road and within approximately 1/4 mile of the town centre.*

**Jacksons**  
PROPERTY SERVICE

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### **ENTRANCE HALL**

With a double glazed entrance door, storage heater and stairs to the first floor.

### **LOUNGE (12' x 11'9 max)**

Having a double glazed window to front, t.v. point and open access into

### **DINING ROOM (12' x 10'9)**

Which has an open fire in a stone effect fireplace with back boiler and double glazed window to the rear.

### **LOBBY**

With an under stairs storage area.

### **KITCHEN (12'6 x 5'9)**

Fitted with a range of base and wall cupboards including a single drainer sink unit, plumbing for an automatic washing machine , space for a cooker and refrigerator. There is also a double glazed window and door to side.

### **FIRST FLOOR LANDING**

With a storage heater, built-in linen cupboard, airing cupboard with immersion and stairs to the second floor.

### **BATHROOM (9' x 5'9)**

Has a w.c, pedestal wash basin, panelled bath with shower attachment, double glazed window to side, heat/light unit and the walls around the bath are partly tiled.

### **BEDROOM 1 (14' x 11'9 excluding recesses)**

Having a double glazed window to front and wash hand basin.



### **BEDROOM 2 (12' x 8'3 excluding recesses)**

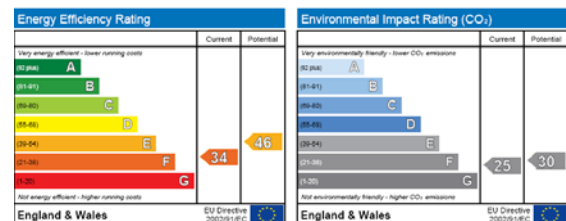
With a telephone point and a double glazed window to rear.

### **SECOND FLOOR**

### **BEDROOM 3 (ATTIC) (13'3 x 11'3)**

Which has double glazed velux windows and eaves access to both front and rear.

### **ENERGY RATINGS**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### **OUTSIDE**

There is a paved forecourt to the front of the property and an enclosed yard at the rear.

## **VIEWINGS**

Strictly by appointment through sole selling agents.

**MEASUREMENTS** are only very approximate and their accuracy is in no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpet or furnishings.

## **IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

### **Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract or sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document. Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are; give notice that (a) these particulars are prepared for the convenience of any intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries or inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) The vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.