



MAISONETTE, VICTORIA ROAD, YO11 1SP

A two bedroom maisonette occupying the first and second floor with gas central heating, well appointed rooms, situated close to all town centre amenities

Price for leasehold £75,000



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VICTORIA ROAD, SCARBOROUGH

Located on this town centre street a two bedroom first and second floor maisonette with gas central heating, briefly comprising entrance with stairs to half landing with four piece bathroom suite, first floor with lounge and kitchen, stairs to second floor with two bedrooms. Handy for the town centre amenities.

DIRECTIONS: From Falsgrave Road turn down Victoria Road, this property is on the left hand side just after Tindall Street.

HALLWAY Part glazed external door, fuse box, stairs to

HALF LANDING

BATHROOM Four piece suite in white comprising panel bath, wash hand basin, wc, shower cubicle, part tiled walls, central heating radiator.

Walk-in store room housing gas condensing combination boiler.

FIRST FLOOR

LANDING Staircase to upper floor.

LOUNGE (15'3" into bay x 14'9" into recess) Wall mounted gas fire, wood panelled bay window, picture rail, television point, telephone point, central heating radiator.

KITCHEN (13' x 8'9") Range of base and wall cupboards, stainless steel sink and double drainer, plumbed for automatic washer, gas cooker point, central heating radiator.

SECOND FLOOR

LANDING

BEDROOM 1 (15' into recess x 13') Two sash windows, central heating radiator.

BEDROOM 2 (12'9" x 8'9" into recess) Cast iron fireplace, central heating radiator.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is 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 carpets 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 of 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 an 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 & 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 representation 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.

