



ROSCOE STREET, YO12 7BX

Two bedroom terrace house close to town, separate lounge and dining room, further kitchen, replaced bathroom, majority gas central heating to radiators, part economy 7 electric heating, pleasant décor throughout, forecourt front, enclosed yard at rear.

Price for freehold £95,000



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ROSCOE STREET, SCARBOROUGH

A well proportioned two bedroom terrace house which enjoys the benefit of a separate lounge and dining room, the kitchen has space for a free standing cooker, auto washing machine, auto dryer and dishwasher, plus normal kitchen facilities and double aspect windows. The accommodation has pleasant décor throughout, replaced bathroom suite in white. Majority gas central heating to radiators, part economy 7 electric heating. Some UPVC windows, forecourt front, enclosed yard at rear.

DIRECTIONS: From Falsgrave Road turn into the top section of Victoria Road take immediate left into Roscoe Street. This property is then on the right hand side.

ENTRANCE HALL Coved ceiling, laminate floor, radiator.

LOUNGE (13'3" into bay window x 10'6" into alcove) Coved ceiling, stone fire surround, electric coal effect fire, radiator, telephone point.

DINING ROOM (13'3" into alcove x 9'9") Coved ceiling, economy 7 electric storage heater, various work tops, base units and wall cupboards, under stairs cupboard with gas and electric meters fitted, laminate floor, radiator.

KITCHEN (12'9" x 5'9") Work tops, electric and gas cooker points, stainless steel sink unit, plumbing for automatic washing machine also plumbing for automatic dishwashing machine, outside vent for tumble dryer, tiled floor, wall tiling, one wall with wood cladding, side door into yard, economy 7 radiator.

FIRST FLOOR

STAIRHEAD With small landing.

BEDROOM 1 (13'3" into alcove x 10'9") Coved ceiling, built-in linen store cupboard, telephone point, radiator.

BEDROOM 2 (10'6" max x 9'6" max from entrance door) Coved ceiling, recess with built-in wardrobe, dressing table and box cupboards over, economy 7 radiator.

BATHROOM Three piece suite in white comprising bath, hand basin, wc, tiled splash backs, built-in airing cupboard, radiator.

OUTSIDE

FRONT Walled forecourt.

REAR Enclosed rear yard.

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.

