



## GLADSTONE STREET, YO12 7BN

Two bedroom terrace house, very central, close to town, own off street parking. No ongoing chain, vacant possession.

Price for freehold £105,000



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## GLADSTONE STREET, SCARBOROUGH

**Larger than expected two bedroom terrace house with off street parking to the front courtyard. This very central property enjoys the benefit of a comfortable lounge, separate dining kitchen. Gas central heating to radiators, UPVC windows, first floor main bedroom and bathroom, second floor further bedroom with access on to flat roof.**

**DIRECTIONS: From Northway roundabout turn into Gladstone Lane take the first right into Gladstone Street, the property is immediately on the left hand side.**

### UPVC ENTRANCE DOOR INTO

**DINING KITCHEN (11'3" x 9'9")** Work tops, base units, wall cupboards, gas cooker point, stainless steel sink unit, tiled splash backs, plumbing for automatic washing machine, wall mounted gas central heating boiler, radiator, inner door to

**LOUNGE (11'9" x 9'9")** Radiator, meter cupboards, understairs cupboard.

### FIRST FLOOR

#### LANDING

**BATHROOM** Three piece suite comprising bath, hand basin, wc in whisper grey, wall tiling, radiator, laminate floor.

**BEDROOM 1 (11'6" max x 10'9")** Hand basin set into vanity unit, radiator.

### SECOND FLOOR

**BEDROOM 2 (8'9" x 8'6")** No radiator, large UPVC windows, door out onto the flat roof.

### OUTSIDE

**FRONT** Lowered kerb for access over pavement through double gates to walled forecourt and hard standing small garden areas.

**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.

