



## ABERDEEN STREET, YO11 1BP

Four bedroom town centre terrace house, well presented property with separate lounge and dining room, gas central heating, majority UPVC windows, UPVC exterior doors, forecourt front, yard at rear.

Price for freehold £119,950



75 Newborough, Scarborough, YO11 1ET  
Tel: 01723 379991  
[www.jacksonspropertyservice.co.uk](http://www.jacksonspropertyservice.co.uk)

## ABERDEEN STREET, SCARBOROUGH

Town centre four bedroom terrace house with the added benefit of lounge with bay window and separate dining room, 14' kitchen. At first floor level is the large main bedroom, separate wc and again separate bathroom, second floor level provides three further bedrooms, gas central heating to radiators throughout, majority UPVC windows, UPVC external doors, walled forecourt front, enclosed yard at rear. No ongoing chain.

**DIRECTIONS:** *At the Victoria Road Dean Road Castle Road traffic light junction turn into Bedford Street, continue past Union Street and turn right up Aberdeen Street. This property is on the right hand side.*

**ENTRANCE HALL** Dado theme, radiator, under stairs cupboard, rear door.

**LOUNGE** (13'9" into bay x 12') Coved ceiling, wall lights, dado rail, period style fire surround, marble back ground and hearth, gas fire, radiator.

**DINING ROOM** (10'9" x 8'3") Built-in cupboards, radiator, gas mounted wall fire, laminate floor.

**KITCHEN** (13'3" x 5'3") Work tops, base units, wall cupboards including display, stainless steel sink unit, tiled splash backs, gas cooker point, plumbing for automatic washing machine, two radiators.

## FIRST FLOOR

**LANDING** Dado rail.

**BEDROOM 1** (14' x 12') Built-in wardrobes to alcoves, dado rail, two radiators.

**BATHROOM** Two piece suite comprising bath and hand basin, wall tiling, built-in cupboard housing gas central heating boiler, further built-in shelved cupboard, two radiators.

**SEPARATE WC** Wall tiling, radiator.

## SECOND FLOOR

**LANDING** Loft access.

**BEDROOM 2** (14' x 6'9" plus alcove) Built-in cupboard to opposite alcove, radiator.

**BEDROOM 3** (10'3" max into recess x 8'9") Dado rail, wall lights, deep cupboard, radiator.

**BEDROOM 4** (11'3" x 7') Dado rail, radiator.

## OUTSIDE

**FRONT** Walled forecourt.

**REAR** Enclosed yard with store shed with double electric sockets.

**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.

