



## GLADSTONE STREET, YO12 7BN

Four bedroom terrace house separate lounge and dining room divided by double doors, modern style kitchen, large bathroom, most part UPVC windows, forecourt front, yard at rear.

Price for freehold  
***REDUCED TO*** £127,000



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

## GLADSTONE STREET, SCARBOROUGH

Spacious four bedroom terrace house with two sizeable reception rooms divided by double doors, modern style kitchen, the lounge and dining room have gas fires. The property has most part UPVC windows. The roomy accommodation continues at first floor level with two bedrooms and a most ample bathroom, on the second floor are two further bedrooms one of which is a dormer room. Outside front has a walled forecourt, the rear has two out buildings with a enclosed yard.

**DIRECTIONS:** *From the roundabout on Northway go along Gladstone Road second right is Gladstone Street, this property is on the left hand side.*

**ENTRANCE VESTIBULE** Coved ceiling, dado rail, door to

**ENTRANCE HALL** Coved ceiling, dado rail.

### THROUGH LOUNGE DINING ROOM

**LOUNGE** (12'3" into bay x 12'3") Coved ceiling wall light, wooden fire surround, incorporating illuminated display sections, log effect gas fire.

**DINING ROOM** (12'9" max into alcove x 10'6") Built in airing cupboard to one alcove, brick and tile hearth, gas incorporating the hot water system.

**KITCHEN** (9'9" x 6'6") Work tops, built in wall cupboards, gas cooker point, stainless steel sink unit, tiled splash backs, plumbing for automatic washing machine, under stairs cupboard, rear door.

### STAIR TOWARDS FIRST FLOOR HALF LANDING

**BATHROOM** (9'9" x 6'6") Three piece suite comprising bath, hand basin, wc, shower attachment to bath, dado wall tiling, wall mounted gas room heater.

### FIRST FLOOR LANDING

**BEDROOM 1** (16'3" into alcove x 10'3") Two windows.

**BEDROOM 2** (10'6" x 10'3" into alcove)

### SECOND FLOOR LANDING

**BEDROOM 3** (16'3" into alcove x 10'3") Dormer room.

**BEDROOM 4** (10'4" into alcove x 10'9") Sloping ceiling.

### OUTSIDE

**FRONT** Walled forecourt.

**REAR** Enclosed yard, brick store shed light and power connected, raised flower beds, further corner brick store.

**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.

