



## SITWELL STREET, YO12 5EX

Three bedroom semi-detached house close to Falsgrave shops and amenities. Lounge, separate dining room, kitchen, separate wc and bathroom, gas central heating, double and single glazed windows, forecourt front, paved enclosed side, patio's at rear. Cellar under house, no ongoing chain.

Price for freehold £135,000



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## SITWELL STREET, SCARBOROUGH

**Three bedroom semi-detached house close to Falsgrave shops and amenities. The accommodation when briefly described comprising entrance hall, separate lounge and dining room, kitchen, three bedrooms at first floor level plus separate wc and bathroom. Gas central heating to radiators, variety of double glazed and single glazed windows, cellar under the house, forecourt front, patios to side and rear. No ongoing chain.**

***DIRECTIONS: From the railway station go to the Falsgrave traffic lights, turn right into Sitwell Street. This property is at the top on the right hand side.***

**ENTRANCE HALL** Coved ceiling, radiator, under stairs cupboard.

**LOUNGE** (13'9" into bay x 12' into alcove) Coved ceiling, radiator, wall mounted gas fire.

**DINING/LIVING ROOM** (13'9" into bay x 10'9") Wall mounted gas fire, radiator.

**KITCHEN** (8' x 7'3") Wood clad ceiling, work tops, base units, wall cupboards, inset stainless steel sink unit, tiled splash back, plumbing for automatic washing machine, inset hob, built-in oven under, pantry with shelving.

### **FIRST FLOOR**

**LANDING** Loft access.

**BEDROOM 1** (14'3" into bay x 10'9" into alcove) Radiator.

**BEDROOM 2** (11'3" x 10'9" into alcove) Radiator, built-in airing cupboard and linen store to one alcove, view over roof tops towards distant windmill.

**BEDROOM 3** (7'6" x 6') Radiator.

### **SEPARATE WC**

**BATHROOM** Two piece suite comprising bath, hand basin, Mira shower over bath, wall tiling, radiator.

**CELLAR** Under house approached from rear patio (25' max x 16'6" max) Various load bearing walls.

### **OUTSIDE**

**FRONT** Walled enclosed forecourt, side gate.

**SIDE** Small paved patio.

**REAR** Small paved patio, steps down to larger paved patio and cellar entrance.

**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.