



## ABERDEEN STREET, YO11 1BP

Four bedroom terrace house in a central location. Lounge, dining room, modern style kitchen. Ground floor wet room/w.c, further bathroom, separate w.c, UPVC windows, part gas central heating to radiators, walled front forecourt, enclosed yard at rear. No Ongoing Chain.

Price for freehold £110,000



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

## ABERDEEN STREET, SCARBOROUGH

**Four bedroom terrace house in a central location. The spacious property has a through lounge/dining room divided by an arch with double doors. The kitchen is of a modern style with integral appliances, at the rear of the kitchen is a wet room i.e. shower room with wc. The first floor has a further separate wc and separate bathroom also two bedrooms, two further bedrooms at second floor level. The property benefits from UPVC windows and exterior doors, part gas central heating to radiators. Security system fitted. Walled forecourt front, yard at rear enclosed with tall wrought iron gate.**

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

**ENTRANCE VESTIBULE** Door to

**ENTRANCE HALL** Coved ceiling, dado rail, cloaks rack, radiator.

**THROUGH LOUNGE DINING ROOM DIVIDED BY ARCH** With double sliding doors

**LOUNGE AREA** (14'3" into bay x 11'6" into alcove) Coved ceiling, cupboards to both alcoves, radiator, tiled fire surround and hearth, gas living flame fire, arch with double sliding doors to

**DINING AREA** (12'6" into alcove x 10'6") Built-in cupboard to alcove, tiled fire surround and hearth, gas fire, radiator, telephone point, UPVC door to rear, under stairs cupboard, inner door to

**KITCHEN** (9' x 8' max) Modern work tops, base units, wall cupboards, stainless steel sink unit, tiled splash backs, built-in eye level oven and grill, inset gas hob, no radiator, UPVC side door, inner door to **WET ROOM** Wall mounted shower, extensive wall tiling, extractor fan, wc, hand basin in white, wall mounted electric convector heater, no radiator.

**STAIRS TOWARDS**

**FIRST FLOOR**

**HALF LANDING**

**REAR INNER LANDING** Built-in cupboard housing gas central heating boiler.

**SEPARATE WC** In white, no radiator.

**BATHROOM** Two piece suite comprising bath, hand basin, wall tiling, no radiator.

**FIRST FLOOR**

**LANDING** Radiator.

**BEDROOM 1** (15' max into alcove x 12'3") Shallow built-in cupboard to alcove, white pedestal hand basin, radiator, telephone point.

**BEDROOM 2** (10'9" x 9'6" max) Shallow built-in cupboard, white hand basin, no radiator.

**SECOND FLOOR**

**BEDROOM 3** (15' max x 12'3") Built-in cupboard, no radiator.

**BEDROOM 4** (10'9" x 9'6" max) Built-in cupboard, no radiator.

**OUTSIDE**

**FRONT** Walled forecourt.

**REAR** Yard enclosed at rear by tall wrought iron gate.

**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.

