



58 Hoxton Road, Scarborough, YO12 7ST

Offers In The Region Of £115,000

- *Well-proportioned bedrooms*
- *Close to local shops and amenities*
- *Early viewing highly recommended*
- *Ideal for first-time buyers or investors*
- *Chain Free*
- *Large yard*
- *Excellent refurbishment opportunity*
- *Potential to enhance layout*

58 Hoxton Road, Scarborough YO12 7ST

Hoxton Road is a well-proportioned mid-terraced property offering an excellent opportunity for first-time buyers or investors. Requiring refurbishment, the property presents a fantastic blank canvas for buyers to modernise and add value, making it an appealing project with strong potential. Conveniently located within the YO12 area, the property is close to local shops, schools and amenities, with easy access to Scarborough town centre, the coast and transport links including the A64.



Council Tax Band: B



Hoxton Road, is a well-proportioned mid-terraced property offering an excellent opportunity for both first-time buyers and investors looking to add to their property portfolio.

The property provides spacious accommodation throughout and briefly comprises a lounge, kitchen and dining room to the ground floor, offering plenty of potential to create a modern open-plan living space if desired. To the first floor are three well-proportioned bedrooms along with a house bathroom, making the property well suited to family living or the rental market.

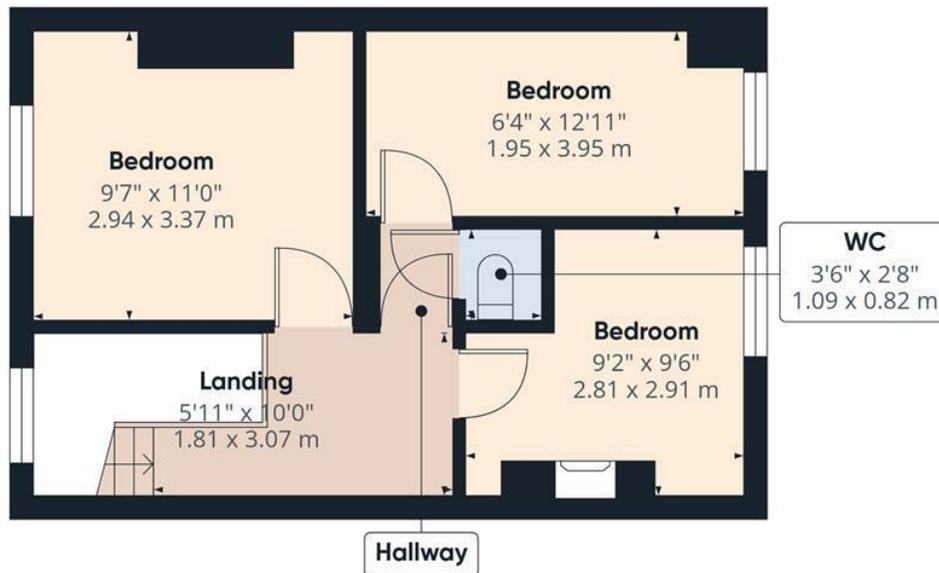
In its current condition, the property offers the market a highly appealing refurbishment opportunity. With the right vision and investment, purchasers have the chance to fully utilise their creative side and transform the property into a fantastic home or strong investment asset. The property presents a true blank canvas, allowing buyers to enhance and modernise the existing character while adding significant value. Externally, the property benefits from a sizable rear yard area that many on the street are lacking.

Hoxton Road is located within the YO12 area of Scarborough, a convenient and well-established residential location. The property is within easy reach of a range of local amenities including shops, supermarkets, schools and leisure facilities. Scarborough town centre and both the North and South Bays are also accessible, offering a wide selection of restaurants, attractions and beautiful coastal scenery.





Floor 0



Floor 1



Approximate total area⁽¹⁾

705 ft²
65.5 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

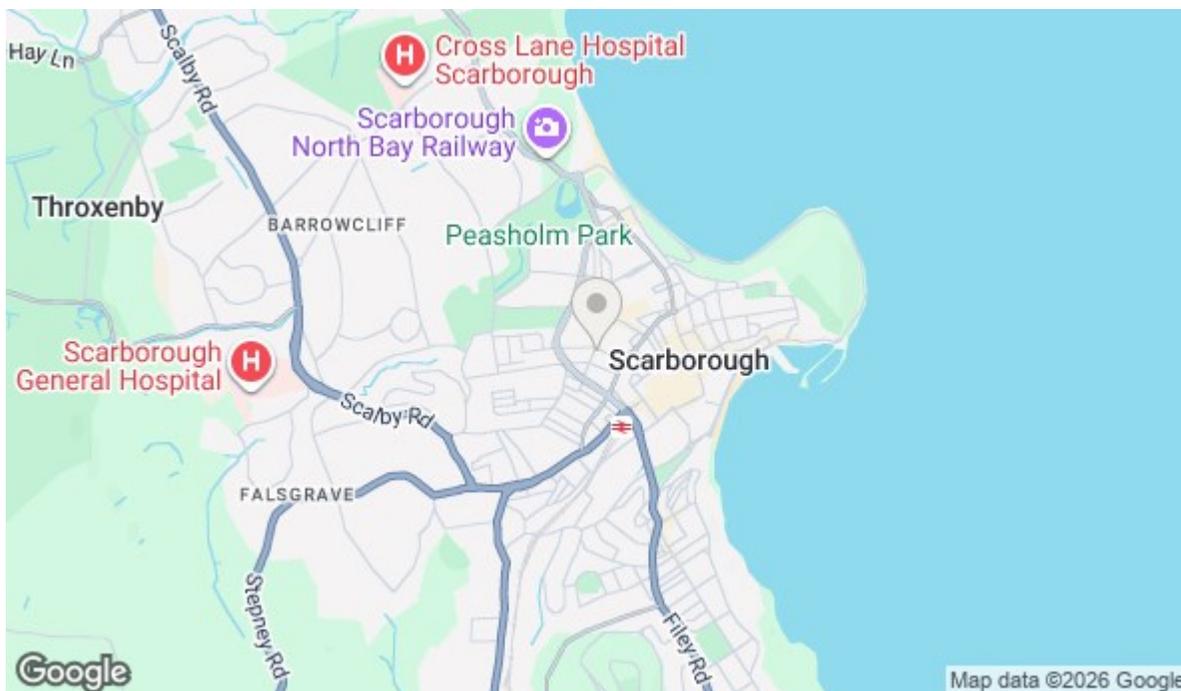
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707



SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707