



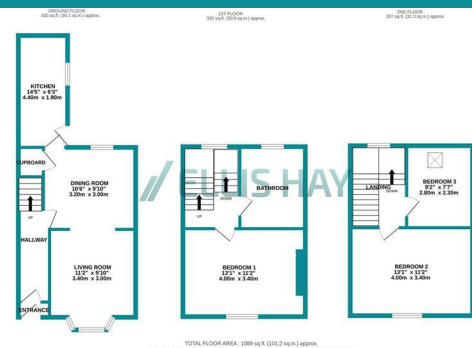
## 77 Trafalgar Road

North Bay, Scarborough, YO12 7QR

Guide Price £145,000

\*\*\*\*\* INVESTOR ALERT \*\*\*\*\*

New to the market is this 3 bedroom mid terrace on Trafalgar Road sold as an investment opportunity as a tenanted property. Situated in the North Bay, the property has been well maintained and has a rental income in the region of £6700 per annum. Call us now on 01723 350077 for further details.



## FRONT ENTRANCE

LOUNGE 9'10" x 9'10" (3.4 x 3)

DINING ROOM 10'5" x 9'10" (3.2 x 3)

KITCHEN 14'5" x 6'2" (4.4 x 1.9)

BEDROOM 1 13'1" x 11'1" (4 x 3.4)

BEDROOM 2 13'1" x 11'1" (4 x 3.4)

BEDROOM 3 9'2" x 7'6" (2.8 x 2.3)

## BATHROOM

### Outside

Rear yard

### Directions

Post code for Sat Nav is YO12 7QR

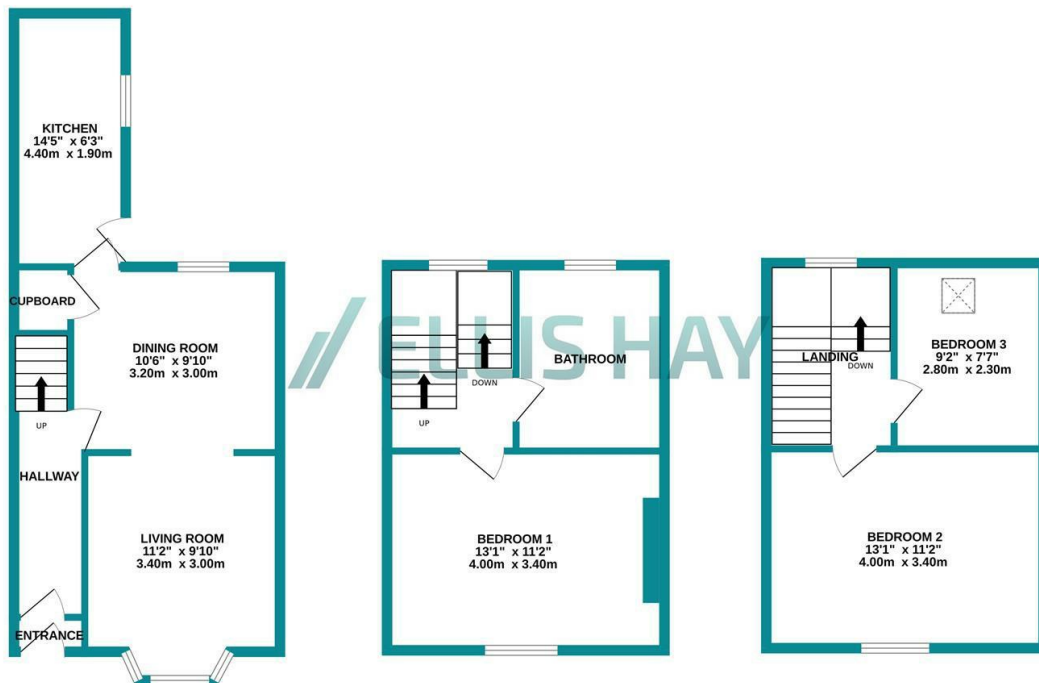
## Area Map



GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.

2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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