



40 Trafalgar Road

North Side, Scarborough, YO12 7QP

Price Guide £118,000



We are delighted to bring to the market this 3 bedroom mid terraced property in the heart of Scarborough's town centre and close to the North Bay and all the amenities it offers. The ground floor is largely open plan, with generous lounge/diner leading to the kitchen area. The bathroom is situated to the rear of the ground floor with 3 bedrooms on the further 2 floors. With uPVC windows throughout and gas central heating. In our opinion, this property will appeal to a wide variety of purchasers, appealing to first time buyers, investors and those looking for a holiday let. Sold with NO ONWARD CHAIN, we highly recommend a viewing at your earliest convenience. Call our friendly sales team on 01723 350077.



Entrance

UPVC door leading into:

Lounge/Diner

Spacious lounge/diner with electric fire within wood mantle ,front aspect uPVC window, television and telephone point , ceiling light and two radiators . Leads directly into

Kitchen

With a range of wall and base units, space for washing machine, fridge and cooker, linoleum flooring, tiled splash backs , uPVC door and window to the rear and ceiling light.

Bathroom

3 piece suite, tiled splashback surrounds, stainless steel ladder radiator, linoleum flooring, stainless steel bar mixer shower over bath ceiling light and frosted uPVC window to the rear.

Landing

with ceiling light , smoke alarm and wall mounted thermostat.

Bedroom 1

Rear aspect uPVC window overlooks the rear yard space , built in storage, combi boiler, ceiling light and radiator.

Bedroom 2

Front aspect uPVC window, radiator, ceiling light and understair storage space.

Bedroom 3

With front aspect uPVC window, ceiling light and radiator.

Outside

Rear yard space with rear alley access.

What Three Words Location

vest.large.pumps

Area Map

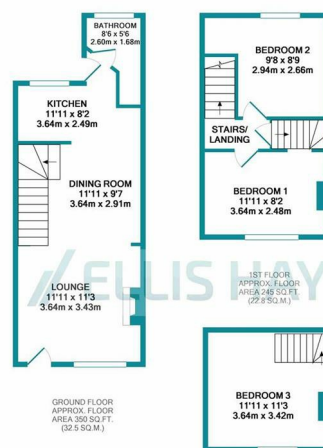


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



While every attempt has been made to ensure the accuracy of the floor plan 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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