



## Trafalgar Square, , Scarborough, YO12 7PY

- Four Spacious Bedrooms
- Large Kitchen Space Perfect for Families
- Spread Across Three Floors
- Two Reception Rooms
- Convenient Downstairs WC
- Close to the Town Centre

**£185,000**



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## DESCRIPTION

Welcome to this CHARMING TERRACED HOUSE located in the heart of Trafalgar Square, Scarborough. This property boasts a prime corner position, offering not just a house, but a home filled with character and potential.

As you step inside, you are greeted by TWO INVITING RECEPTION ROOMS, perfect for entertaining guests or simply relaxing with your loved ones. With FOUR SPACIOUS BEDROOMS spread across three floors, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

The property features a well-maintained bathroom, and a WC downstairs, ensuring convenience for all residents. The layout of this house provides a sense of privacy and tranquility, making it a peaceful retreat from the hustle and bustle of everyday life.

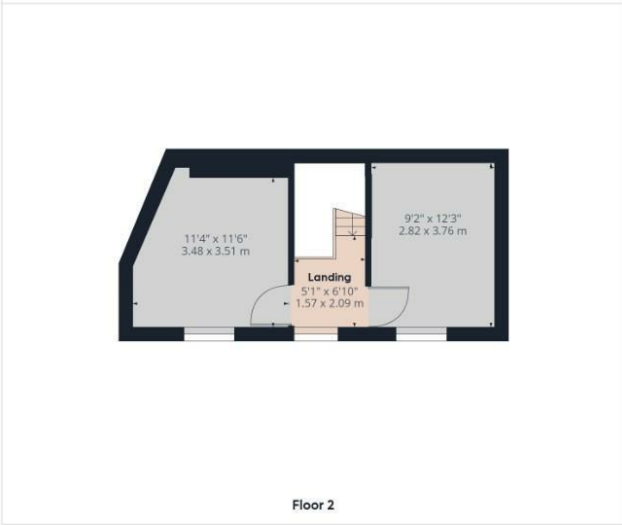
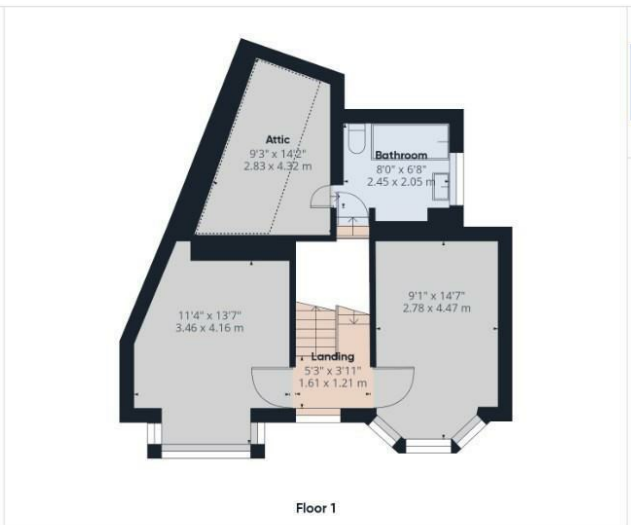
Located in the vibrant Trafalgar Square, you'll find yourself surrounded by a friendly community and within easy reach of local amenities, schools, and parks. Whether you're looking to enjoy a leisurely stroll in the nearby gardens or explore the charming streets of Scarborough, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful corner terrace home. Contact us today to arrange a viewing.









**HUNTERS**  
HERE TO GET YOU THERE

**Approximate total area<sup>(1)</sup>**  
1367.45 ft<sup>2</sup>  
127.04 m<sup>2</sup>

**Reduced headroom**  
74.06 ft<sup>2</sup>  
6.88 m<sup>2</sup>

(1) Excluding balconies and terraces

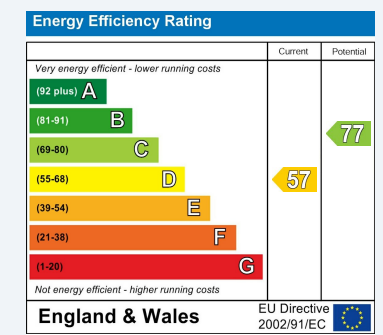
Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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