



## Trafalgar Square, Scarborough

North Yorkshire, YO12 7PZ

Guide Price £240,000



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HERE TO GET *you* THERE

# Trafalgar Square, Scarborough

## DESCRIPTION

Welcome to this charming, well-maintained mid-terrace home, thoughtfully arranged over four spacious floors, offering versatile living spaces ideal for family life or entertaining. With the potential for an investment opportunity or a stylish holiday home, this property presents a range of possibilities.

The ground floor boasts a welcoming open-plan kitchen diner, seamlessly connecting to a bright and airy dining room featuring a beautiful bay window with views to the front, creating a warm and sociable atmosphere.

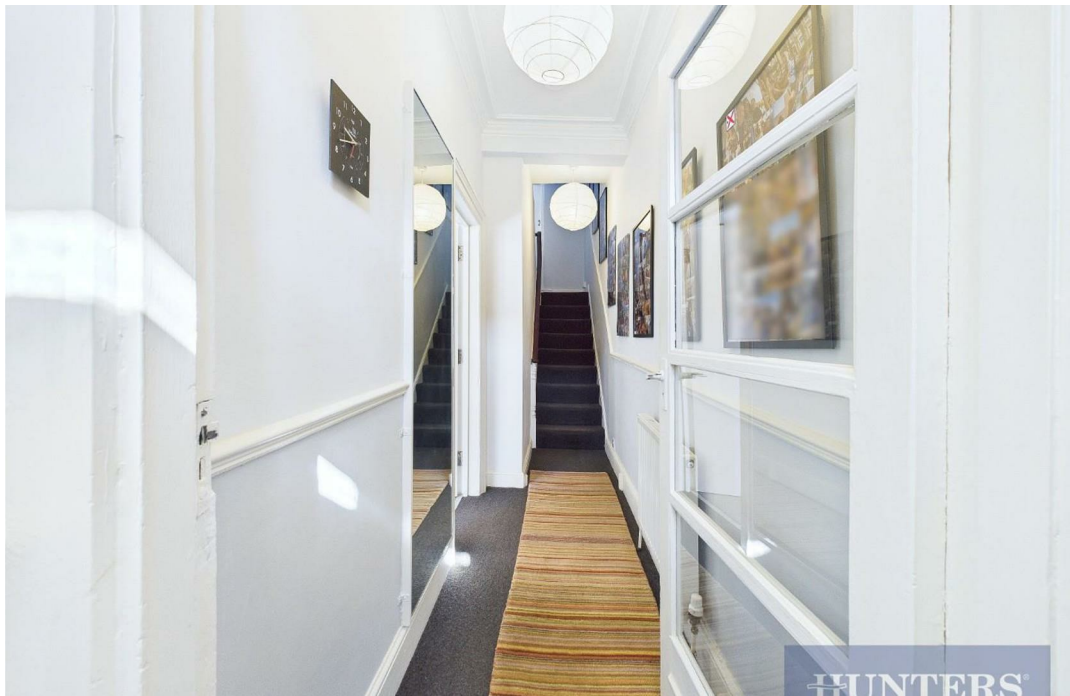
On the first floor, you'll find a comfortable living room with a bay view window offering lovely views over the square, a convenient laundry room, and a well-proportioned bedroom that enjoys scenic views of the cricket ground—perfect for a peaceful retreat.

The second floor features two further bedrooms and a stylishly appointed family bathroom, while the top floor comprises two more bedrooms and a modern shower room—perfect for larger families or hosting visitors.

Outside, a low-maintenance garden with a patio area provides a relaxing space for alfresco dining or unwinding, all set against the picturesque views of the nearby cricket pitch.

Living in Trafalgar Square means you are just a stone's throw away from the stunning coastline and the lively atmosphere of Scarborough. With an array of shops, restaurants, and local attractions nearby, you will find everything you need within easy reach. The area is well-connected, making it simple to explore the beautiful surroundings and enjoy all that this charming seaside town has to offer.







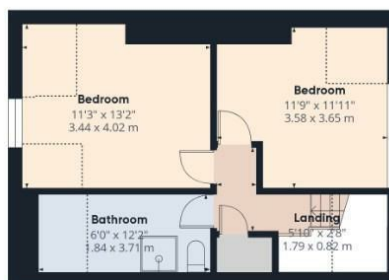
Ground Floor



Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1631.6 ft<sup>2</sup>

151.58 m<sup>2</sup>

**Reduced headroom**

68.84 ft<sup>2</sup>

6.39 m<sup>2</sup>

(1) Excluding balconies and terraces

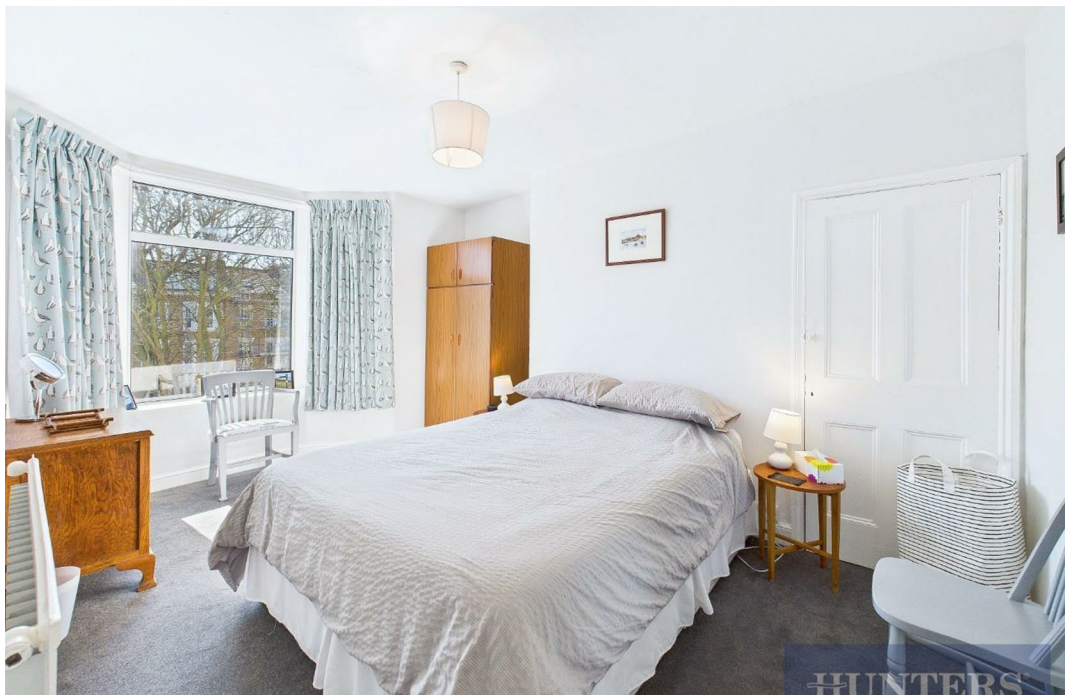
Reduced headroom

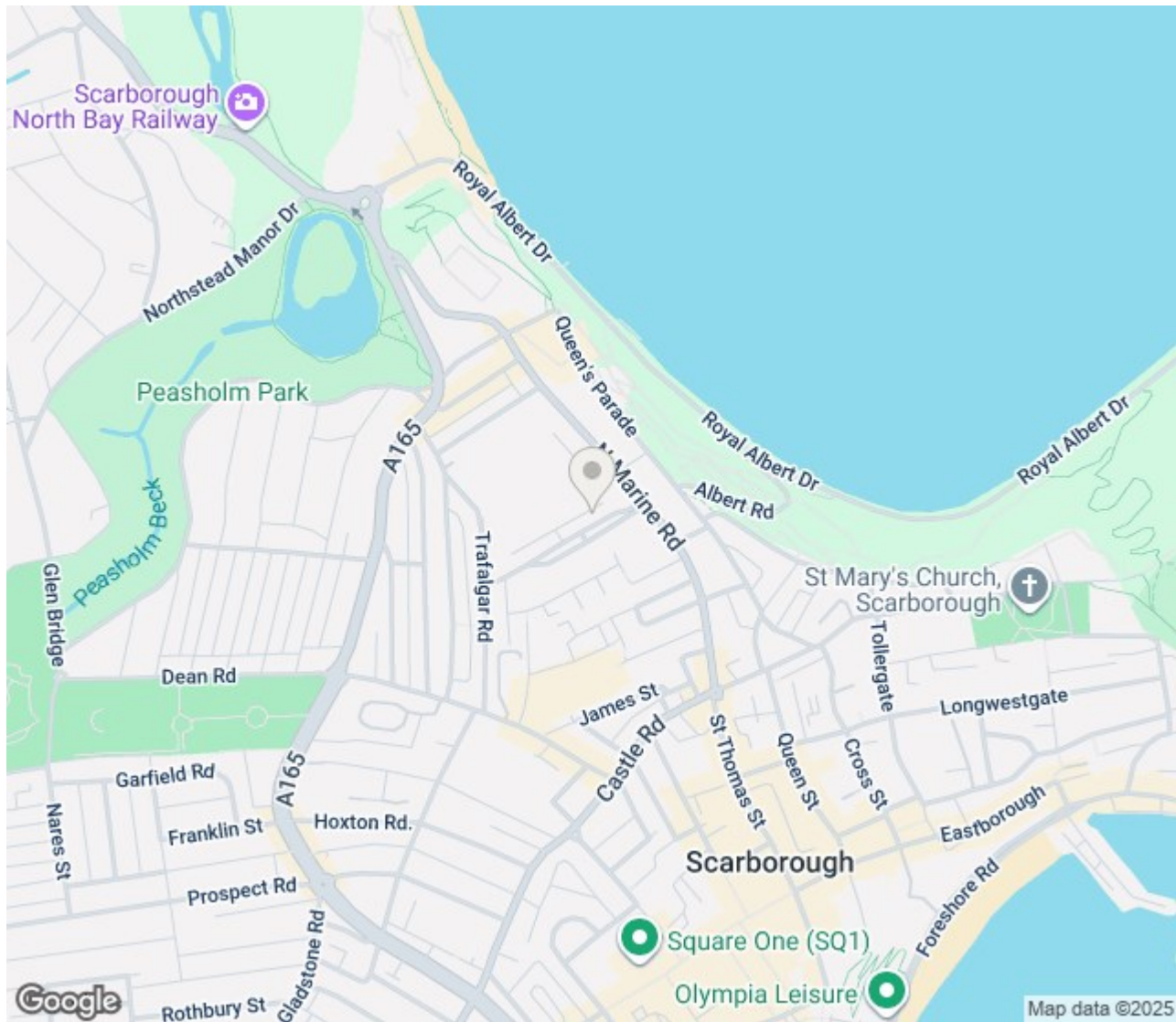
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## 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.

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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.