



65 Trafalgar Street West, Scarborough YO12 7AU  
Asking Price £139,995

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Mid terraced town house set over three floors
- Lounge, Dining room and Galley kitchen
- Three double bedrooms with master ensuite
- Generous family bathroom
- Offered with vacant possession and no onward chain
- Viewing highly recommended

Nestled in the convenient and central area of Trafalgar Street West, Scarborough, this delightful mid-terraced town house presents a wonderful opportunity for those seeking a spacious family home, second property or Buy to let. The property, which boasts generous rooms, is set over three well-appointed floors, providing ample living space for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming lounge with a separate dining room with log burner, creating an inviting atmosphere for family gatherings and social occasions. The galley kitchen is functional and well-designed, offering the perfect space for culinary adventures and has a door leading directly out to the rear yard.

This home features three generously sized double bedrooms, ensuring comfort for all family members. The master bedroom is complemented by an ensuite shower room, providing a private retreat for the homeowner. Additionally, a generous family bathroom caters to the needs of the household, making daily routines a breeze.

Offered with vacant possession and no onward chain, this property is ready for you to move in and make it your own. With its prime location and spacious layout, this town house is an excellent choice for families or individuals looking to settle in the vibrant town of Scarborough. Don't miss the chance to view this charming home and envision the possibilities it holds.

Viewing recommended, call CPH on 01723 352235 as we feel this property will not be on the market long.





Ground Floor

Entrance Hall

Lounge

10'5" x 9'2"

Dining Room

13'9" max x 10'9"

Kitchen

13'5" x 4'3"

First Floor Landing

Bedroom One

13'5" max x 11'5"

Bathroom

10'2" max x 8'10"

Second floor Landing

Bedroom Two

12'5" x 10'9"

Bedroom Three

11'9" x 11'5" max

Outside

**The property benefits from a rear yard with gated access and an outside store shed with WC.**

Tenure

**The property is FREEHOLD**

Council Tax and EPC

**Council tax - Band A**

**EPC 62 D**

Details prepared by/ date

**GV 03/04/25**

**Interested? Get in touch:**

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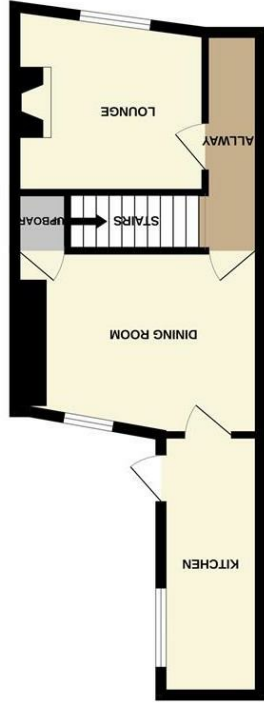
**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

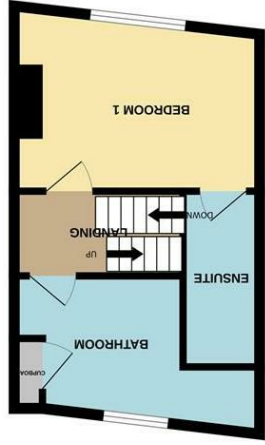


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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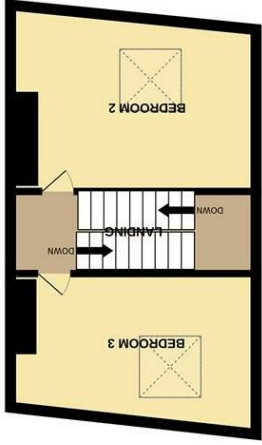
TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.

