



Trafalgar Road, Scarborough, YO12 7QP

Located within a short walking distance to the town centre, Peasholm Park and the beach this THREE BEDROOM MID TERRACED home has been RENOVATED THROUGHOUT in recent years and has been finished to a high standard. The property offers OPEN PLAN LIVING to the ground floor as well as three good sized bedrooms set over two floors along with a MODERN BATHROOM. Viewing is highly recommended and this property is offered with NO ONWARD CHAIN.

Guide Price £125,000



ENTRANCE

uPVC door into living room.

LIVING ROOM

3.80 x 2.67 (12'5" x 8'9")

uPVC double glazed window, electric fire, natural slate flooring, split faced natural slate feature wall, natural oak cills and wall top, storage cupboards, ceiling light and radiator.

KITCHEN

3.49 x 2.97 (11'5" x 9'8")

Wren fitted kitchen with range of cupboards and drawers, black granite composite sink, QETTLE 4in1 boiler water tap, induction hob, electric oven, island cooker hood, integrated dishwasher, ceiling light, uPVC double glazed window, understairs storage with space for fridge freezer and pantry cupboard with ceiling light.

DINING AREA

2.71 x 1.33 (8'10" x 4'4")

uPVC double glazed window, storage cupboard, radiator, ceiling light and door to rear yard.

EXTERNAL UTILITY ROOM

1.25 x 1.03 (4'1" x 3'4")

Plumbing for washing machine, tumble dryer, ceiling light, chrome towel rail with thermostat control and wall mounted boiler.

FIRST FLOOR LANDING

uPVC double glazed window, ceiling light and stairs to second floor.

BEDROOM ONE

2.96 x 3.57 (9'8" x 11'8")

uPVC double glazed window, fitted combi wardrobes with additional drawers and shelves, radiator and ceiling light.



BATHROOM

2.76 x 2.31 (9'0" x 7'6")

P shaped bath with chrome waterfall mixer tap, chrome thermostatic overhead rainfall shower and hand shower over, curved glass shower screen, hand basin with chrome waterfall basin mixer tap, chrome towel rail, WC, built in storage, uPVC double glazed frosted window, ceiling light and tiled walls.

SECOND FLOOR LANDING

uPVC double glazed window and ceiling light.

BEDROOM TWO

4.01 x 2.95 (13'1" x 9'8")

uPVC double glazed window, fire place, radiator and ceiling light.

BEDROOM THREE

2.79 x 2.33 (9'1" x 7'7")

uPVC double glazed window, radiator and ceiling light.

OUTSIDE

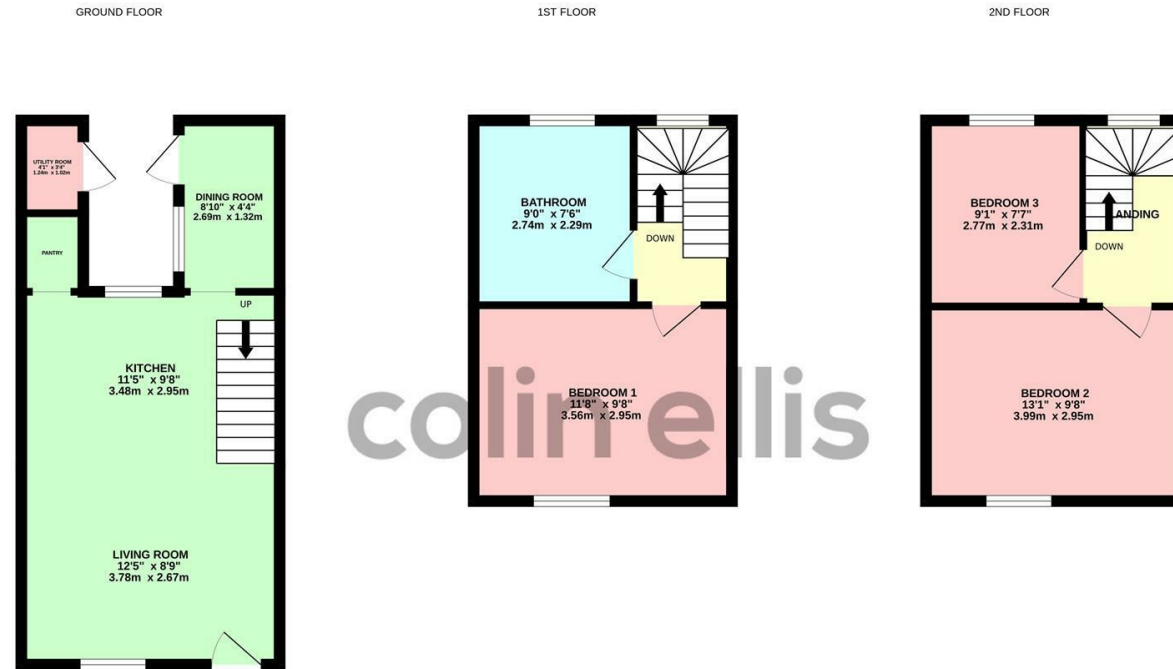
Rear yard with gated access and access to utility room.

ADDITIONAL INFORMATION

The property benefits from:

* Grain full fibre FTTP (fibre to the premises) router installed





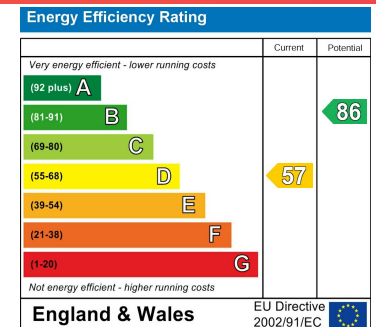
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Trafalgar Road - 18641464

Council Tax Band - A

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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