



# colin ellis



## Trafalgar Terrace, Scarborough, YO12 7QG

Situated within a highly convenient town centre location, this well presented two bedroom mid-terrace property is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers, investors, or those seeking a centrally located home.

The property benefits from easy access to a wide range of local amenities, including shops, cafes, restaurants, public transport links and other town centre facilities, all within comfortable walking distance.

Internally, the accommodation is well maintained and ready for immediate occupation. Externally, the property also benefits from a private rear yard, ideal for low-upkeep outdoor use.

An ideal opportunity for buyers seeking a centrally located home or rental investment. Early viewing is highly recommended.

**Guide Price £110,000**

2

1

1

E  
P  
C

**LIVING ROOM**

3.71 x 3.85 (12'2" x 12'7")

**KITCHEN DINER**

5.34 x 2.12 (17'6" x 6'11")

**BEDROOM**

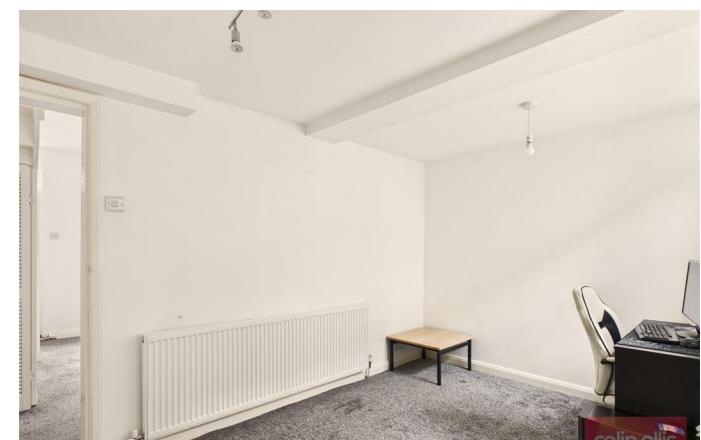
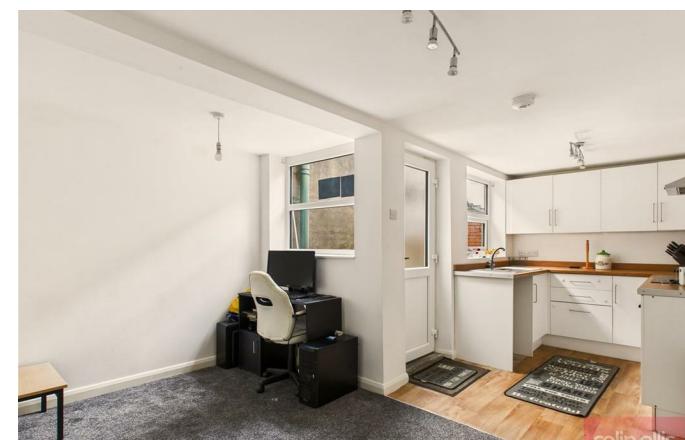
2.24 x 3.88 (7'4" x 12'8")

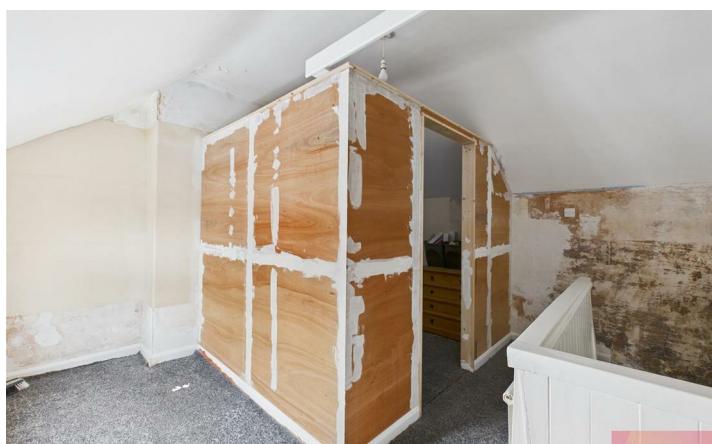
**BATHROOM**

1.40 x 2.37 (4'7" x 7'9")

**BEDROOM**

3.93 x 3.84 (12'10" x 12'7")







**Trafalgar Terrace - 18755658**

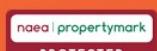
## **Council Tax Band - A**

## 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		81-91
(69-80) <b>C</b>		69-80
(55-68) <b>D</b>		55-68
(39-54) <b>E</b>		39-54
(21-38) <b>F</b>		21-38
(1-20) <b>G</b>		1-20
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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