



## *20 Union Street, Scarborough, YO11 1DA*

*Asking Price £159,950*

- *CENTRAL LOCATION*
- *TWO BATHROOMS*
- *HOLIDAY LETS*
- *GOOD CONDITION THROUGHOUT*
- *FOUR DOUBLE BEDROOMS*
- *DOUBLE GLAZING*
- *GAS CENTRAL HEATING*
- *IDEAL FOR INVESTORS OR FIRST TIME BUYER*
- *PERFECT STUDENT HOUSE*

## *20 Union Street, Scarborough YO11 1DA*

*Situated in the heart of Scarborough town centre, we are delighted to offer this well presented four doubled bedroom end of terrace house with no ONWARD CHAIN. The property consists off a good sized living room with feature fire place, large kitchen with gas hob, plenty of storage space, four double bedrooms & two bathrooms, gas central heating and double glazed windows, making this property perfect for a first time buyer or buy to let investor for holiday lets.*



*Council Tax Band: A*





*This home is well located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach & Peasholm Park, the restored open air theatre, the miniature railway and, most recently, the Alpmare Waterpark providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links with the train station being only a five minute walk away for commuters travelling to York, Leeds & Hull. You are also within 20 miles to the wonderful Yorkshire moors & the beautiful scenery it has to offer. With the Coventry University in Scarborough this would also be a perfect opportunity for a student house for Buy To Let purposes. **THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.***



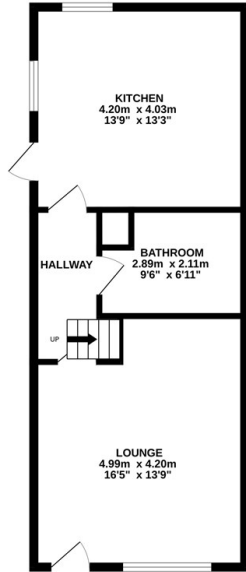
*The property consists off a good sized living room, a large kitchen with gas hob, space for all appliances such as dishwasher, washer/dryer, two fridge freezers & table and chairs, four double bedrooms & two bathrooms, gas central heating and double glazed windows, the property also consists of high ceilings throughout & feature fireplaces, making this property perfect for a first time buyer or buy to let investor for holiday lets.*

*The property is in good condition throughout & is ready to move into, town centre location were you have a range of amenities.*

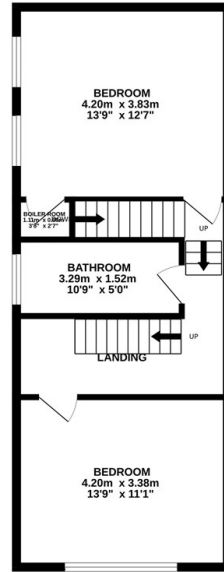
*Call to arrange for a viewing today.*



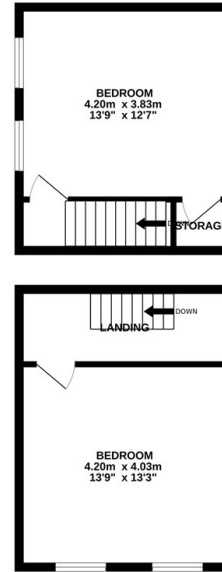
GROUND FLOOR  
46.6 sq.m. (503 sq.ft.) approx.



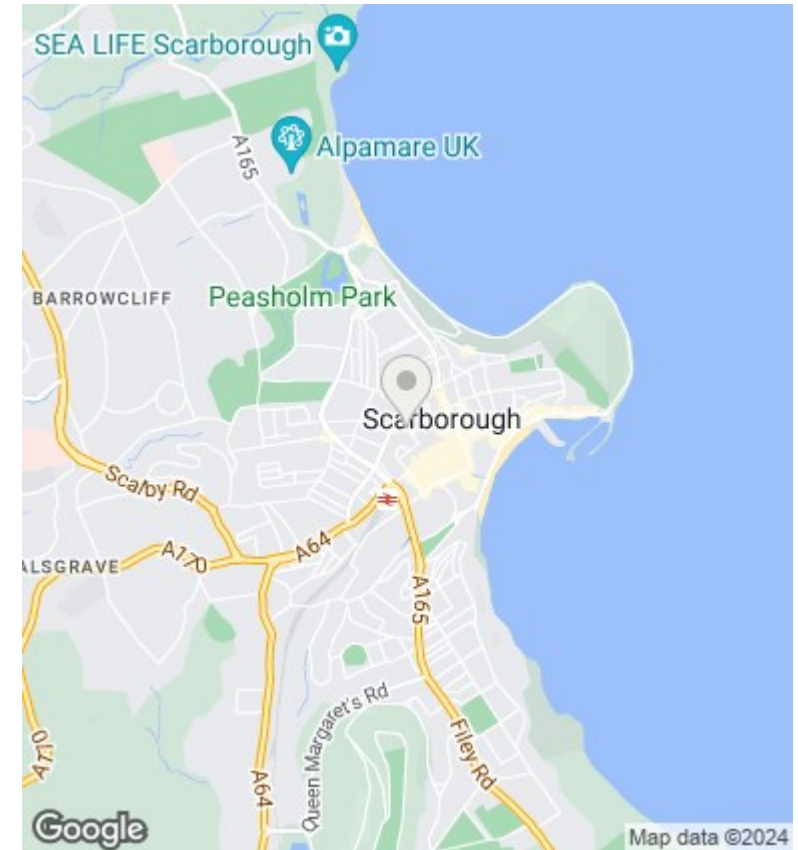
1ST FLOOR  
46.8 sq.m. (503 sq.ft.) approx.



2ND FLOOR  
43.5 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA: 137.0 sq.m. (1475 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Viewings

**Viewings by arrangement only.  
Call 01723 377707 to make an  
appointment.**

**Council Tax Band**

**A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	