



107 Nelson Street, Scarborough, YO12 7TA

Offers In Excess Of £95,000

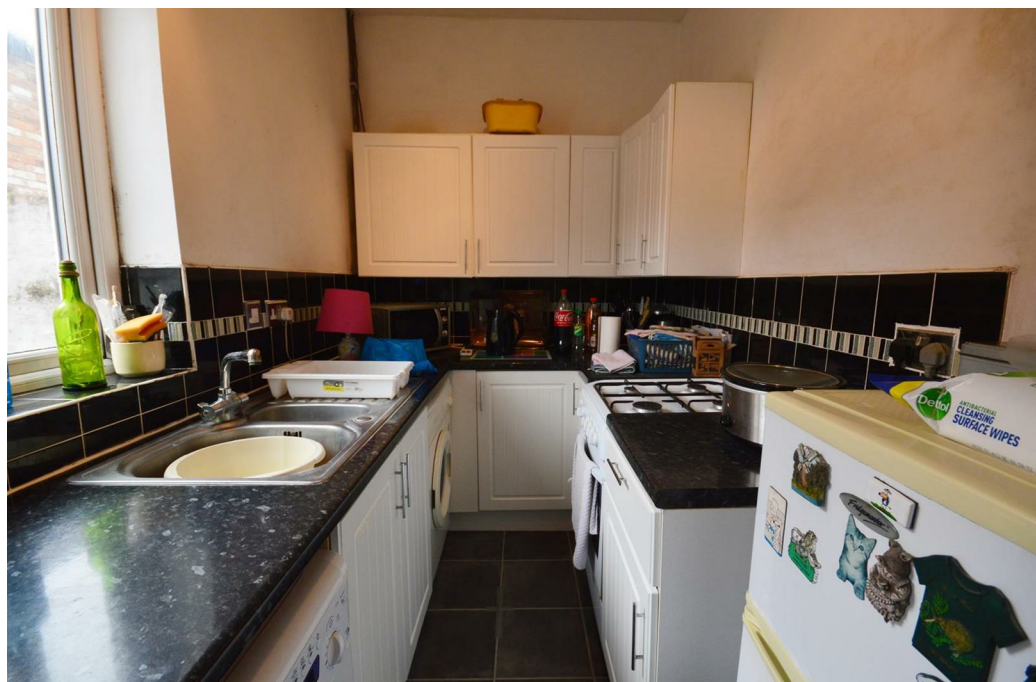
- **MID TERRACE PROPERTY**
- **TOWN CENTRE LOCATION**
- **PERFECT FIRST TIME BUYER OR INVESTMENT OPPORTUNITY**
- **TWO DOUBLE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **REAR YARD**
- **COUNCIL TAX BAND A**
- **GAS CENTRAL HEATING**
- **OUTHOUSE**

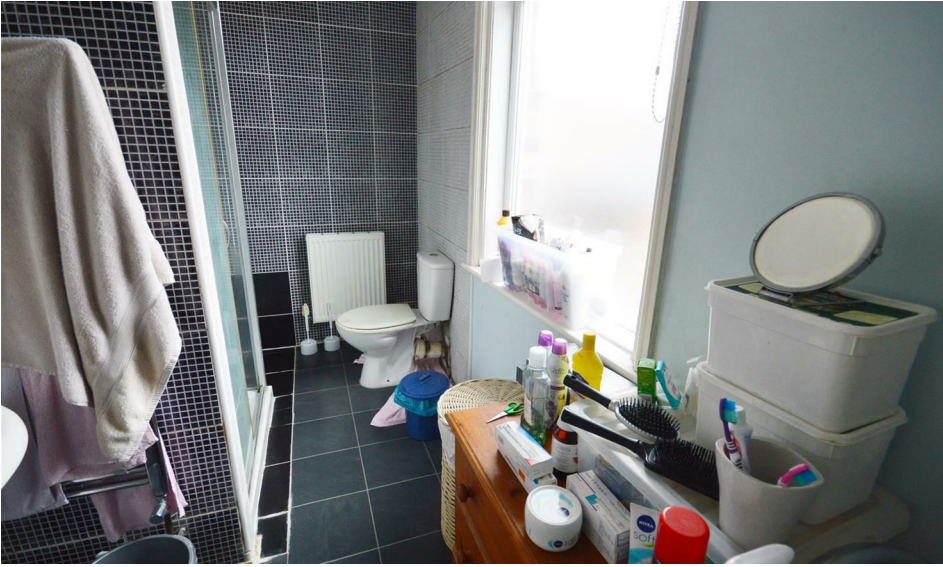
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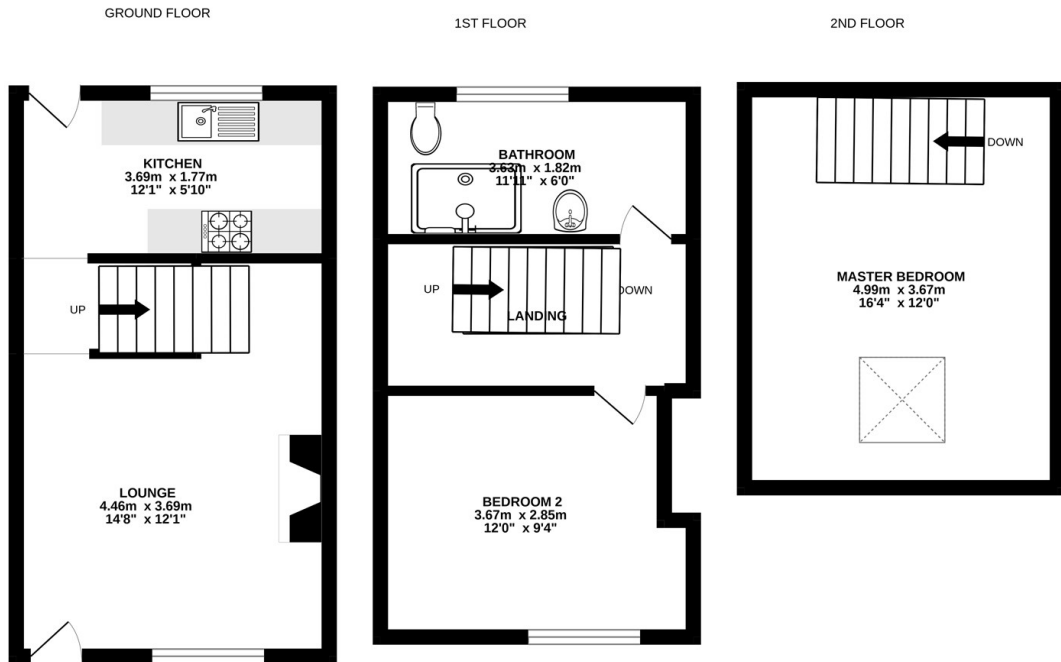
Andrew Cowen Estate Agents are pleased to present to the market this MID-TERRACE HOUSE within a POPULAR TOWN CENTRE LOCATION would suit a range of buyers including investors, developers and first time buyers looking to join the property ladder. Within walking distance to SCARBOROUGH TOWN CENTRE, FANTASTIC ACCESSABILITY to both beaches and very close to amenities including; a selection of eateries, convenience stores, the TOWN CENTRE SHOPPING PARADE and public transport links. This property is equal distance from the North and South bay BEACHES providing lovely areas to walk, explore and relax.



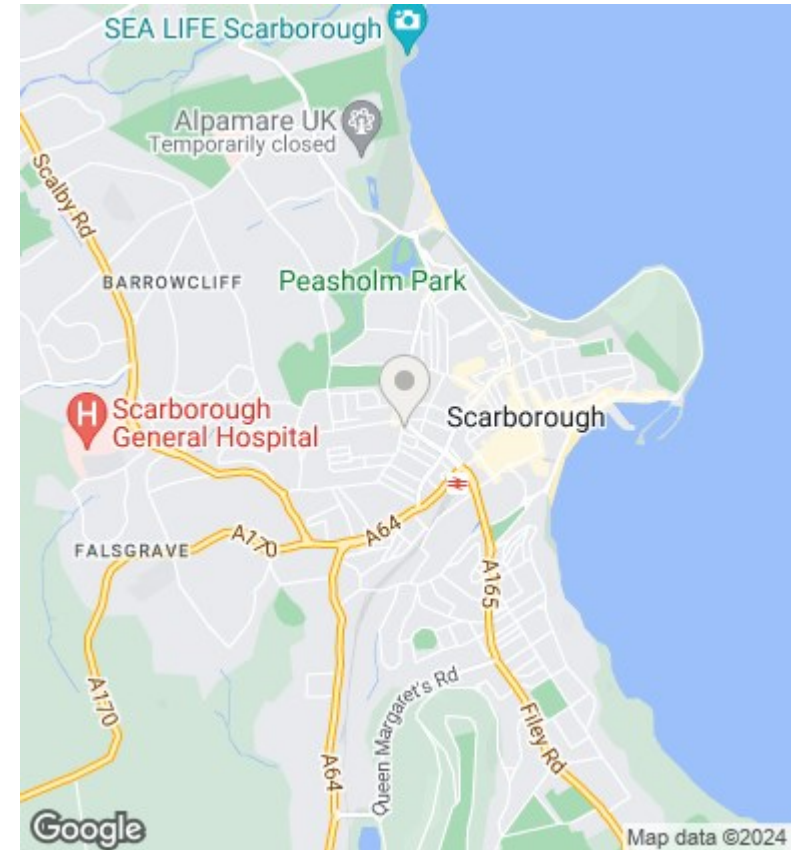
Council Tax Band: A







Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.
Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	