



45 Durham Street, Scarborough, YO12 7PX

£89,950

- *MID TERRACE PROPERTY*
- *FITTED KITCHEN*
- *UPVC DOUBLE GLAZING*
- *TWO DOUBLE BEDROOMS*
- *THREE PIECE BATHROOM SUITE*
- *CONVENIENTLY LOCATED IN SCARBOROUGH TOWN CENTRE*
- *SPACIOUS LOUNGE WITH FEATURE FIREPLACE*
- *GAS CENTRAL HEATING*
- *APPEALING TO A FIRST TIME BUYER OR INVESTOR*

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Andrew Cowen Estate Agents are pleased to present to the market this TWO BEDROOM, MID TERRACE PROPERTY conveniently located for SCARBOROUGH TOWN CENTRE. This property would appeal to A NUMBER OF BUYERS, including those looking to JOIN THE PROPERTY LADDER and INVESTORS ALIKE.



Council Tax Band: A



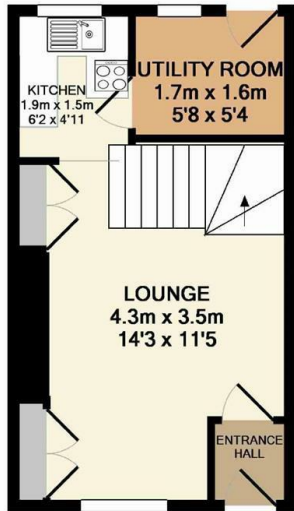
This property comprises; entrance hallway leading into the spacious lounge with feature fireplace, which provides access into the fitted kitchen. To the first floor, there is one double bedroom with another feature fireplace, plus a further double bedroom to the second floor as well as a three-piece family bathroom suite with overhead shower.

This property also occupies a central location, close to Scarborough Town Centre providing excellent access to a wealth of attractions and amenities including local supermarkets, Peasholm Park, Scarborough Cricket Ground and Scarborough's North Bay Beach. This property is also within walking distance to Scarborough Town Centre's main promenade where a range of retail shops are situated.

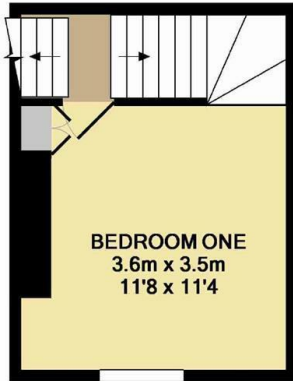
This property would appeal to a first time buyer looking to join the property ladder, or an investor alike looking for a buy to let property.

Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

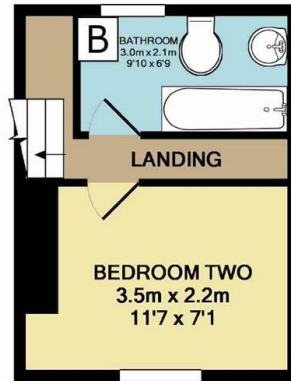




GROUND FLOOR
APPROX. FLOOR
AREA 21.1 SQ.M.
(227 SQ.FT.)



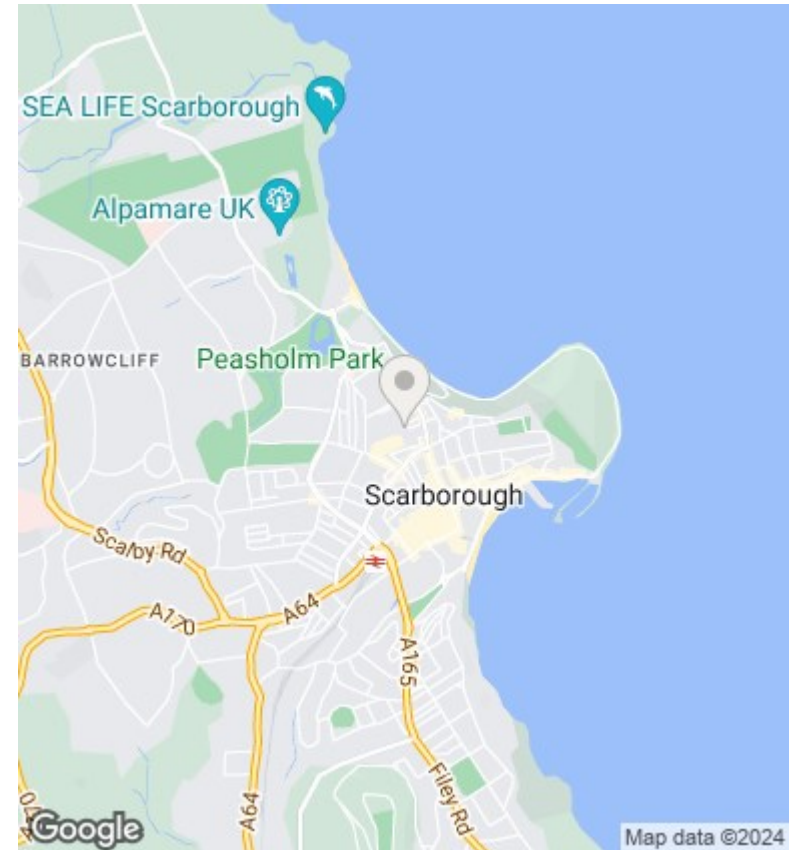
1ST FLOOR
APPROX. FLOOR
AREA 15.4 SQ.M.
(166 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 15.2 SQ.M.
(163 SQ.FT.)

TOTAL APPROX. FLOOR AREA 51.7 SQ.M. (556 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	