



31. Harley Street, Scarborough, YO12 5PY

£169,950

- SEMI DETACHED PROPERTY
- FITTED KITCHEN
- CONVENIENTLY LOCATED CLOSE TO SCARBOROUGH TOWN CENTRE
- THREE BEDROOMS
- THREE PIECE BATHROOM SUITE
- PERFECT FIRST TIME BUY OR BUY TO LET
- THROUGH LOUNGE/DINING AREA
- SPACIOUS ENCLOSED REAR YARD
- GAS CENTRAL HEATING

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Andrew Cowen Estate Agents present to the market this **THREE BEDROOM, SEMI-DETACHED PROPERTY CONVENIENTLY LOCATED** within SCARBOROUGH TOWN CENTRE, close to a **NUMBER OF LOCAL SHOPS AND AMENITIES**. The property **BOASTS TWO RECEPTION ROOMS** and a **SPACIOUS, ENCLOSED YARD TO THE REAR**, perfect for a **FIRST TIME BUYER** or **INVESTORS ALIKE**.



Council Tax Band: B



This property comprises in brief; entrance hall leading into the through lounge/dining room, which allows plenty of natural daylight to flood through. There is a fitted kitchen with a range of base and wall units plus ample worktop space and an integrated oven, hob and extractor fan. The property boasts two good sized double bedrooms and a single bedroom. The property also offers a three piece family bathroom suite with overhead shower. Externally, the property boasts a large, enclosed yard to the rear to enjoy.

Located in a popular residential area close to the town centre the house is in close proximity to a wealth of amenities and attractions including local shops, supermarket, popular junior school, doctors surgery, Falsgrave shopping parade and Scarborough town itself.

This property would appeal to a host of buyers, including first time buyers and investors alike. To secure your viewing, please call our friendly Sales Team to arrange this on 01723 377707 today!

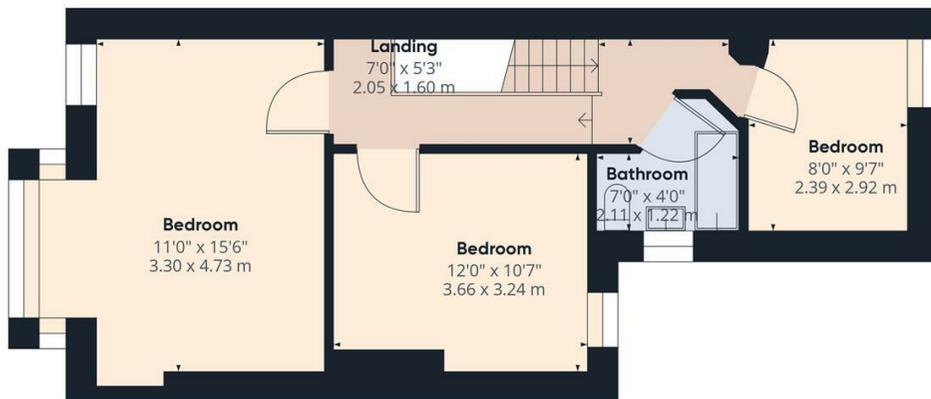








Floor 0



Floor 1



Approximate total area[®]
1012.24 ft²
94.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Looking to Sell?

Book a no obligation valuation today!

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Viewings

Call the office to make an appointment today!

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