



The Court Yard 12 Back Trinity Road, Scarborough, YO11 2TN

Asking Price £165,000

- MODERN BUILD TOWN HOUSE
- FRONT FACING LOUNGE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS ONE SINGLE BEDROOM
- DOWNSTAIRS W/C
- COMMUNAL COURTYARD
- SET ACROSS THREE FLOORS
- MASTER EN SUITE
- FABULOUS SOUTH SIDE LOCATION

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Andrew Cowen Estate Agents are pleased to present to the market this WELL PRESENTED, MODERN BUILD TOWN HOUSE set across THREE FLOORS boasting FOUR, GOOD SIZED BEDROOMS. Located on the popular SOUTH SIDE OF SCARBOROUGH, this property boasts SPACIOUS ACCOMMODATION throughout and would make the PERFECT PURCHASE for someone looking to make their NEXT MOVE.



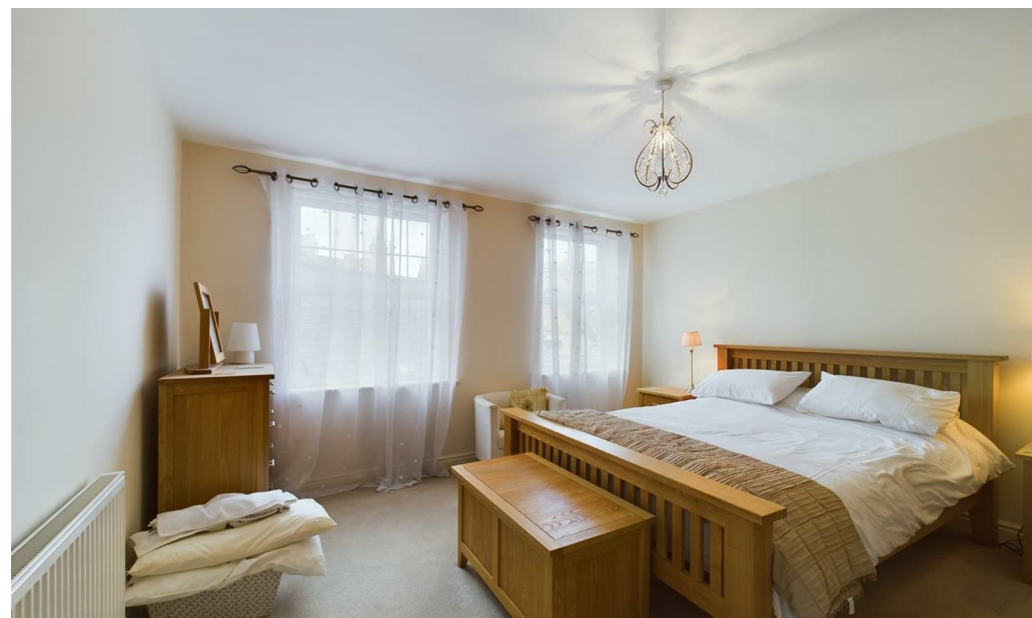
Council Tax Band: C



This accommodation comprises in brief; Spacious, front facing lounge, plus a fitted kitchen/dining area with a range of base and wall units with integrated oven, hob and extractor fan. There is also a separate W/C to the ground floor. To the first floor, there are two, good sized bedrooms plus a three piece family bathroom suite with overhead shower above the bath. There are a further two double bedrooms to the second floor, with the master bedroom boasting an en-suite shower room. Externally, to the front of the property there is a communal courtyard to be enjoyed, as well as on road parking to the rear for permit holders.

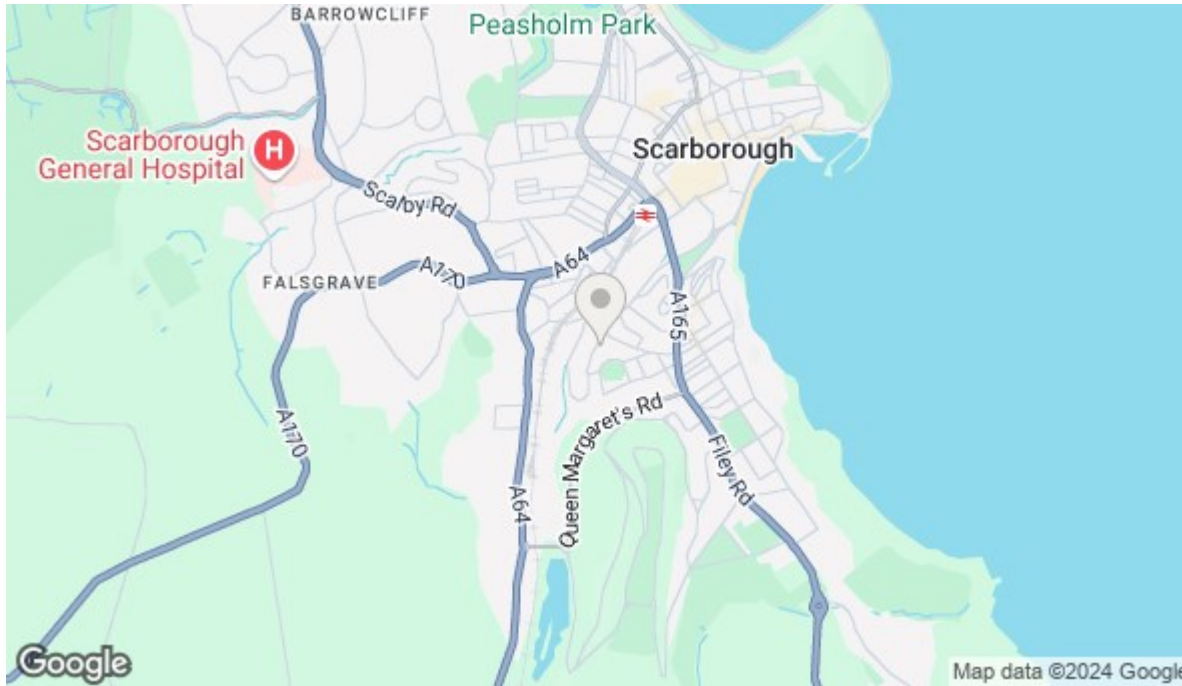
Being located on Scarborough's South Cliff, the property offers excellent access to a wealth of amenities that are located on nearby Ramshill Road which include; convenience stores, pubs, eateries, a doctors surgery, pharmacy, post office to name a few as well as public transport links providing access into the town centre, out to Filey, Pickering and beyond. Nearby recreational attractions including; The Spa Complex, The Italian Gardens, Clock Tower, The Clock Café, South Bay Aerial Panorama, Scarborough town centre and the beautiful sandy South Bay beach.


Viewing is essential to appreciate the space, charm and position that this fabulous property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









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

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

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