



## 24 Hibernia Street, Scarborough, YO12 7DH

Offers In The Region Of £119,950

- MID TERRACE HOME
- UTILITY SPACE
- CHAIN FREE
- OPEN PLAN LOUNGE-DINING SPACE
- REAR PATIO SPACE
- 2 BEDROOMS
- INTERNAL VIEWING ADVISED



## 24 Hibernia Street, Scarborough YO12 7DH

Welcome to Hibernia Street, where this mid-terrace house offers a comfortable layout ideal for first-time buyers, investors, or growing families. Step inside to find an inviting open-plan lounge-dining room leading seamlessly to a fitted kitchen with a convenient utility area. The rear patio space is accessible through an enclosed entrance. Upstairs, two generously sized bedrooms and a well-appointed bathroom await. Positioned centrally, this home is close to local amenities including shops, schools, and parks. With its enviable location and practical layout, don't miss the opportunity to view this lovely property on Hibernia Street. Schedule a viewing today!



Council Tax Band: B



## Description

Welcome to Hibernia Street, where this mid-terrace house awaits to become your new home. Offering a comfortable layout perfect for first-time buyers, investors, or growing families, this property boasts convenience, space, and a prime location in a sought-after residential area.

As you step inside, you're greeted by an inviting open-plan lounge-dining room, providing a versatile space for relaxation and entertainment. The seamless flow leads you to the fitted kitchen, and a convenient utility area tucked away at the rear. Accessible through an additional enclosed patio entrance, the rear door leads to a good sized outdoor patio space.

Venture upstairs to discover two generously sized bedrooms, providing ample accommodation for a variety of lifestyles. Completing the upper level is a well-appointed bathroom, ensuring comfort and convenience for residents.

Positioned centrally within the neighbourhood, this property enjoys proximity to a range of amenities. Local shops, supermarkets, and the popular Gladstone Road junior school are just a stone's throw away, while Manor Road play park offers outdoor recreation for all ages. For those seeking leisurely pursuits, Peasholm Park and Scarborough town centre are easily accessible.

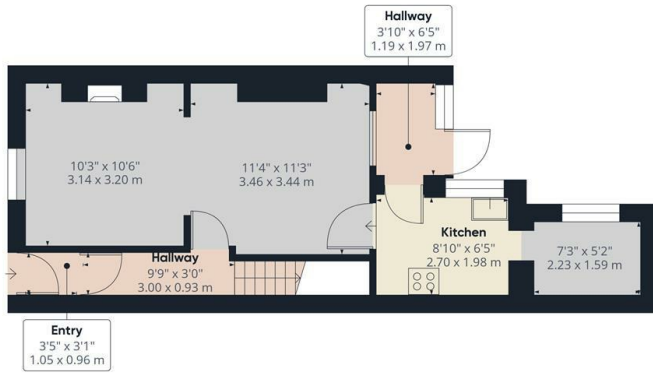
With its enviable location, practical layout, and outdoor space, this mid-terraced home presents an enticing opportunity not to be missed. Schedule an internal viewing today to fully appreciate the space on offer with this lovely property on Hibernia Street.



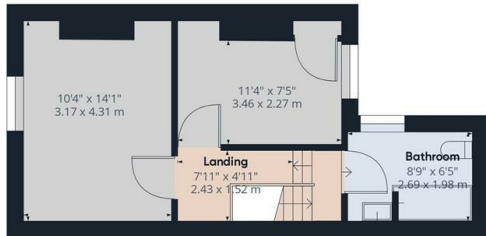








Floor 0



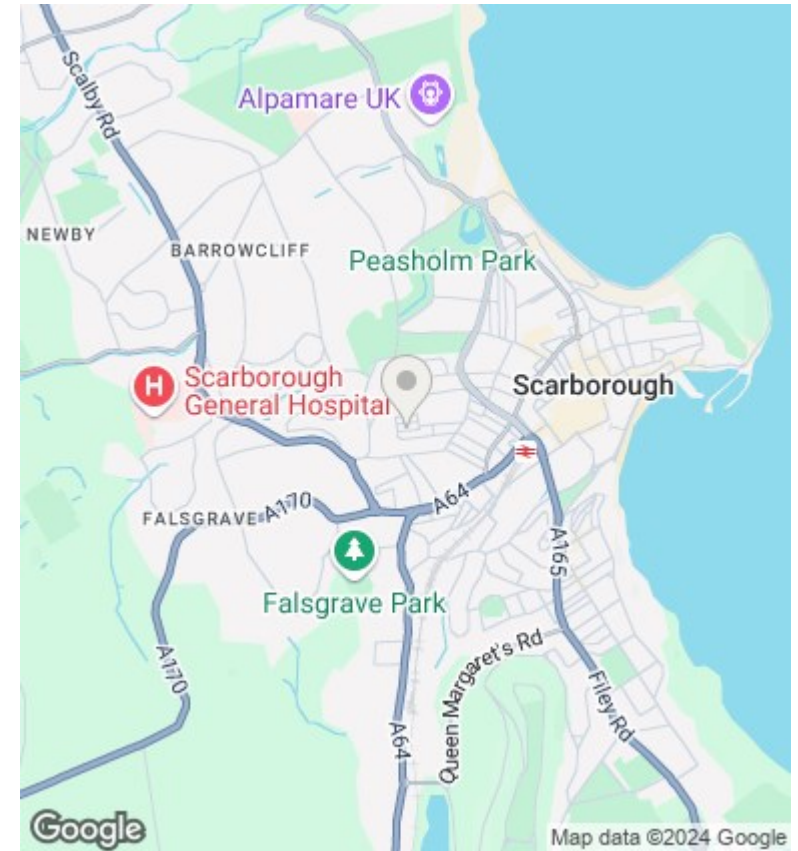
Floor 1

Approximate total area\*  
748.7 ft<sup>2</sup>  
69.56 m<sup>2</sup>

(\*) 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Looking to Sell?**  
Book a no obligation valuation today!  
**01723 377707**

### Viewings

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

### Council Tax Band

BAND D