



## ***Flat 1 2 Trinity Road, Scarborough, YO11 2TA***

***Guide Price £89,950***

- *Modern fitted kitchen*
- *Generous double bedroom*
- *Open-plan kitchen/living room*
- *Gas central heating*
- *Ideal for first-time buyers*
- *Excellent buy-to-let Investment*
- *Perfect for first time buyers*
- *Private Garden*
- *Low-maintenance home*

# Flat 1 2 Trinity Road, Scarborough YO11 2TA

A leasehold ground floor apartment in a sought-after South Scarborough location, close to the Esplanade, South Bay and Ramshill amenities. The property offers an open-plan kitchen/living room with bay window, a generous double bedroom, and a contemporary shower room. Benefits include gas central heating and private garden to the front and side. Ideal for first-time buyers, investors, or buy-to-let purchasers, and offered with vacant possession.



Council Tax Band: A



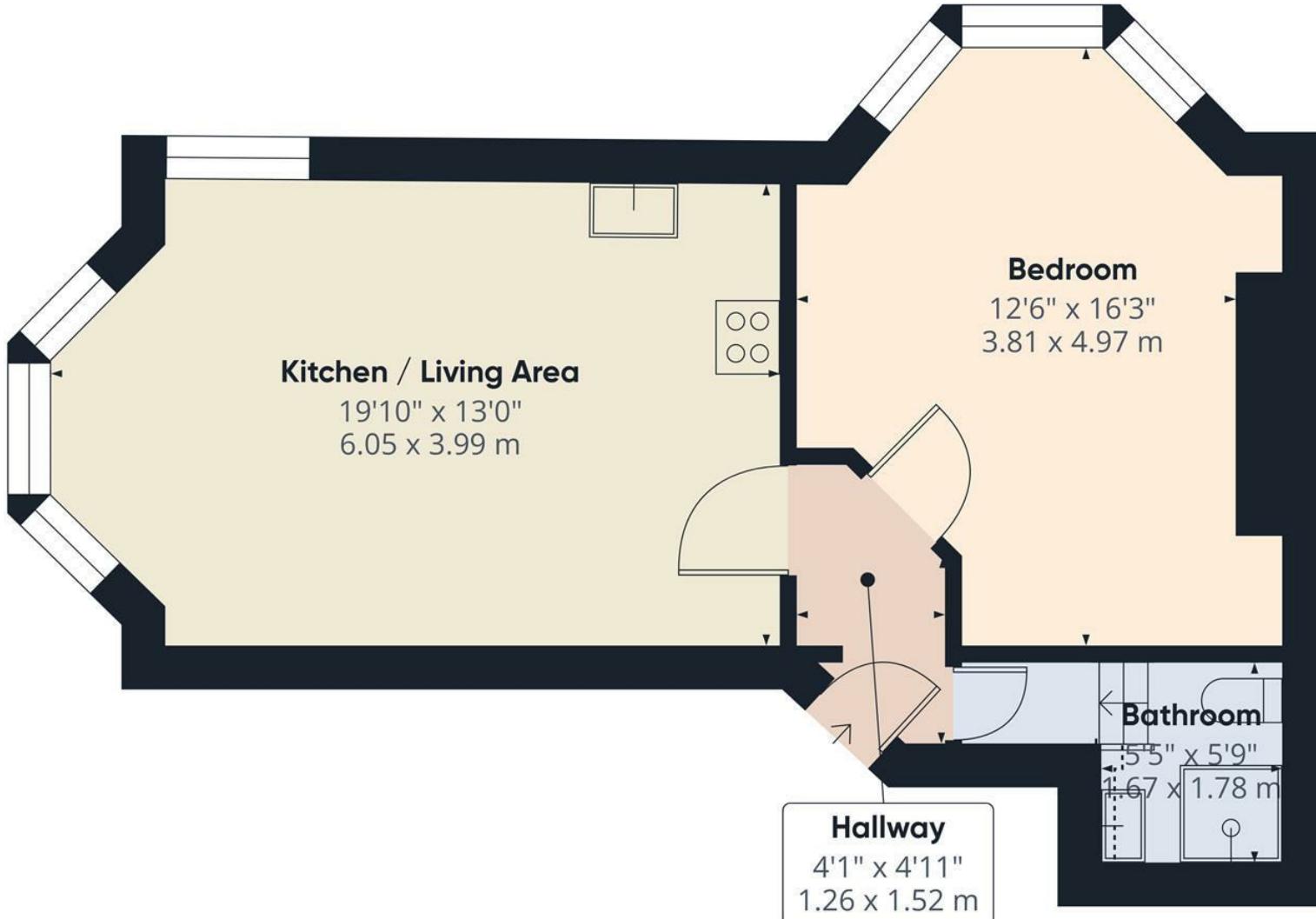
The accommodation is accessed via a communal hallway which leads to a private entrance. The inner hallway provides access to all principal rooms. The main living space comprises a bright and welcoming open-plan kitchen and living room. The kitchen is fitted with a modern range of base and wall units, complemented by contrasting work surfaces, and includes integrated appliances. A large bay window to the front elevation allows natural light to flood the space, enhancing the sense of openness and making the room ideal for both everyday living and entertaining.

The property offers a generous double bedroom with ample floor space for free-standing furniture. The shower room is fitted with a contemporary suite including a walk-in shower enclosure, wash hand basin, and WC, all finished to a good standard. Neutral décor and practical flooring throughout create a move-in-ready environment, appealing to a wide range of buyers.

Externally, the apartment benefits from a private garden to the front and side of the building, a rare advantage for properties of this type. This outdoor space offers scope for seating, planting, or simply enjoying the fresh air. The property also features gas-fired central heating.

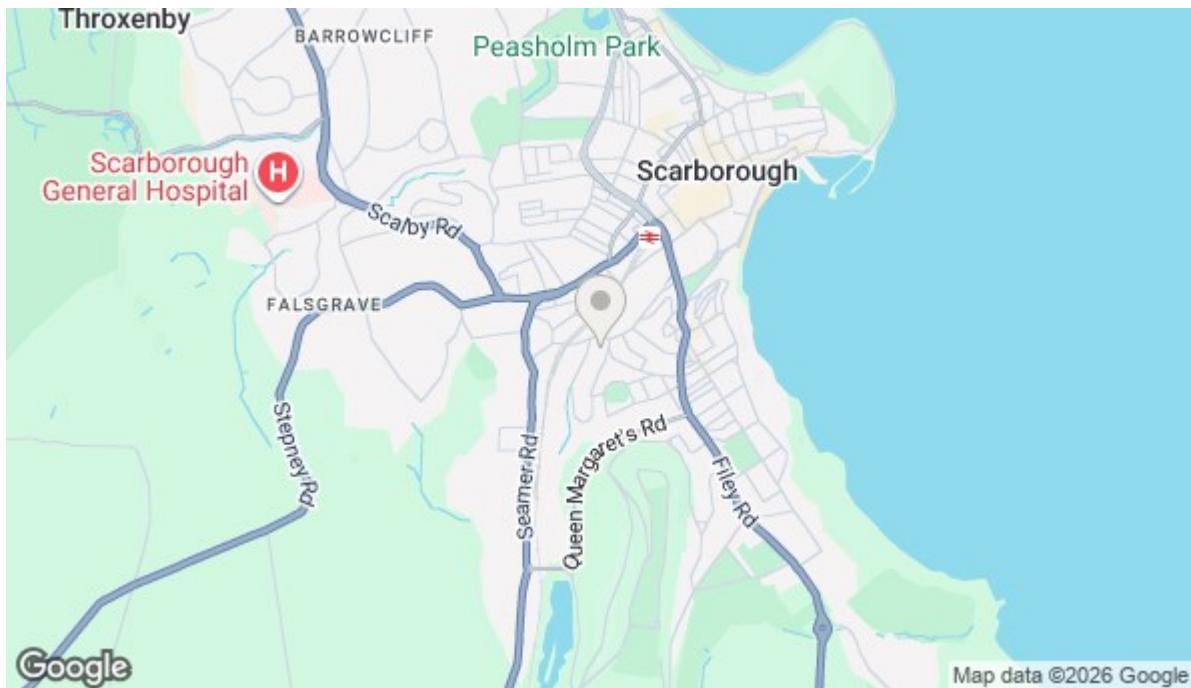
Situated close to Ramshill Road, the apartment enjoys easy access to local amenities such as shops, a pharmacy, post office, cafés, and public houses. The famed Esplanade is only a short walk away, providing access to the South Cliff gardens, Italian Gardens, and the South Bay beach. Public transport links nearby provide direct routes to Scarborough town centre and to destinations further afield, including Whitby, Malton, and York.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(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	

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