



## Trafalgar Square, Scarborough

North Yorkshire, YO12 7PZ

Guide Price £240,000



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# Trafalgar Square, Scarborough

## DESCRIPTION

Welcome to this charming, well-maintained mid-terrace home, thoughtfully arranged over four spacious floors, offering versatile living spaces ideal for family life or entertaining. With the potential for an investment opportunity or a stylish holiday home, this property presents a range of possibilities.

The ground floor boasts a welcoming open-plan kitchen diner, seamlessly connecting to a bright and airy dining room featuring a beautiful bay window with views to the front, creating a warm and sociable atmosphere.

On the first floor, you'll find a comfortable living room with a bay view window offering lovely views over the square, a convenient laundry room, and a well-proportioned bedroom that enjoys scenic views of the cricket ground—perfect for a peaceful retreat.

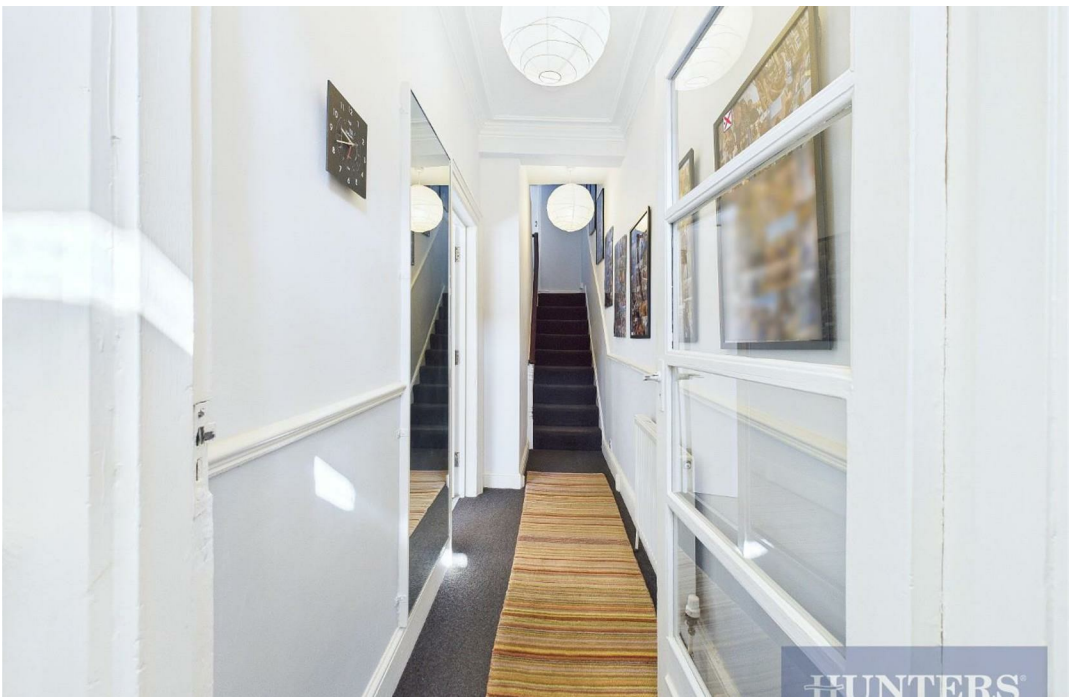
The second floor features two further bedrooms and a stylishly appointed family bathroom, while the top floor comprises two more bedrooms and a modern shower room—perfect for larger families or hosting visitors.

Outside, a low-maintenance garden with a patio area provides a relaxing space for alfresco dining or unwinding, all set against the picturesque views of the nearby cricket pitch.

Living in Trafalgar Square means you are just a stone's throw away from the stunning coastline and the lively atmosphere of Scarborough. With an array of shops, restaurants, and local attractions nearby, you will find everything you need within easy reach. The area is well-connected, making it simple to explore the beautiful surroundings and enjoy all that this charming seaside town has to offer.









Ground Floor



Floor 1



Floor 2



Floor 3



**Approximate total area<sup>(1)</sup>**

1631.6 ft<sup>2</sup>

151.58 m<sup>2</sup>

**Reduced headroom**

68.84 ft<sup>2</sup>

6.39 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

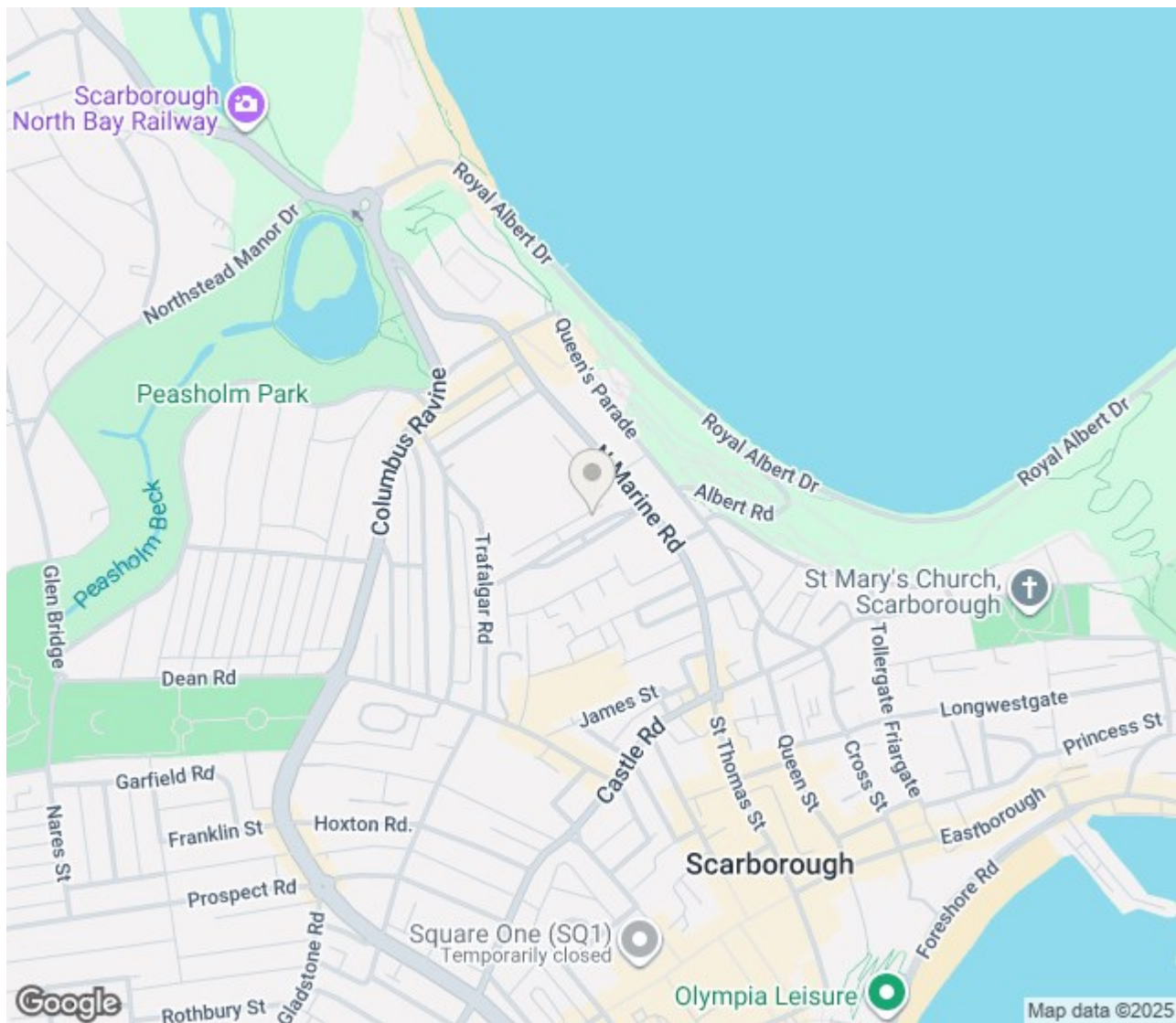
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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	

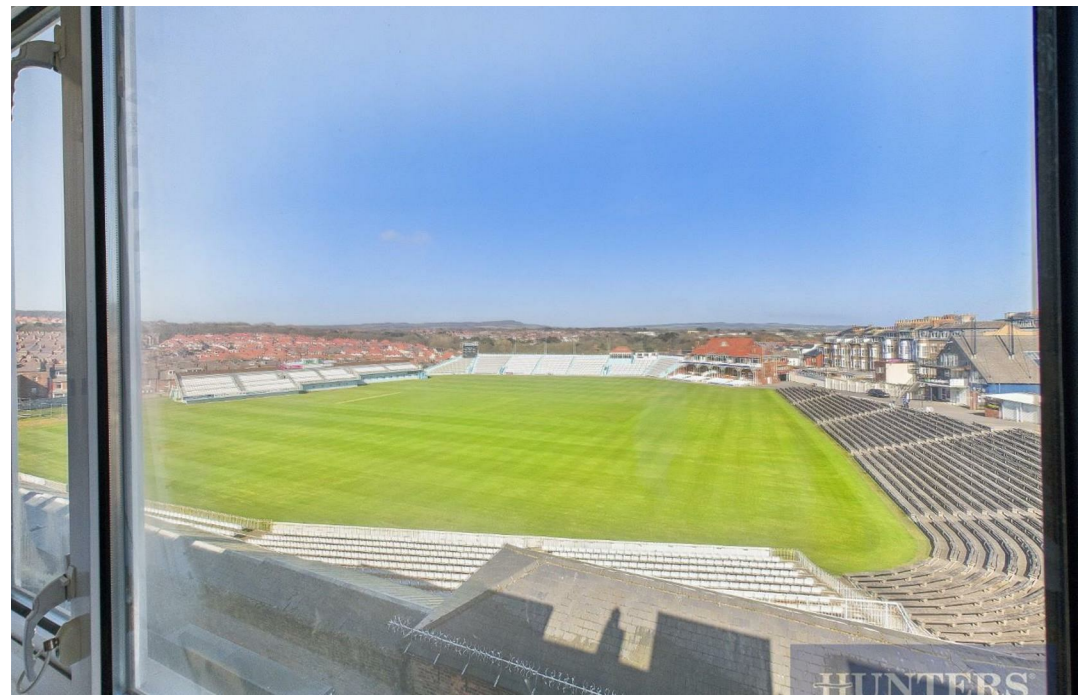
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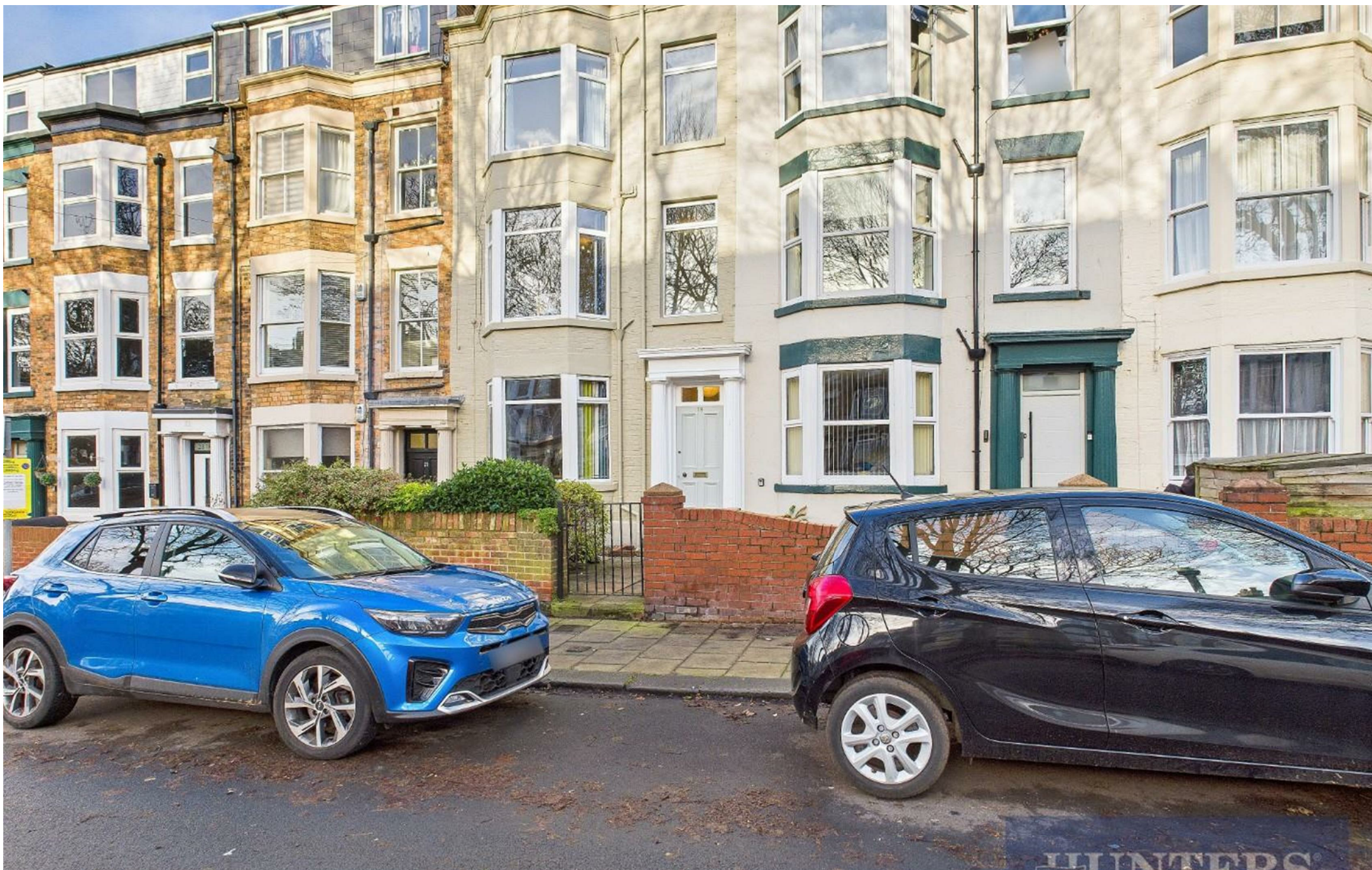
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