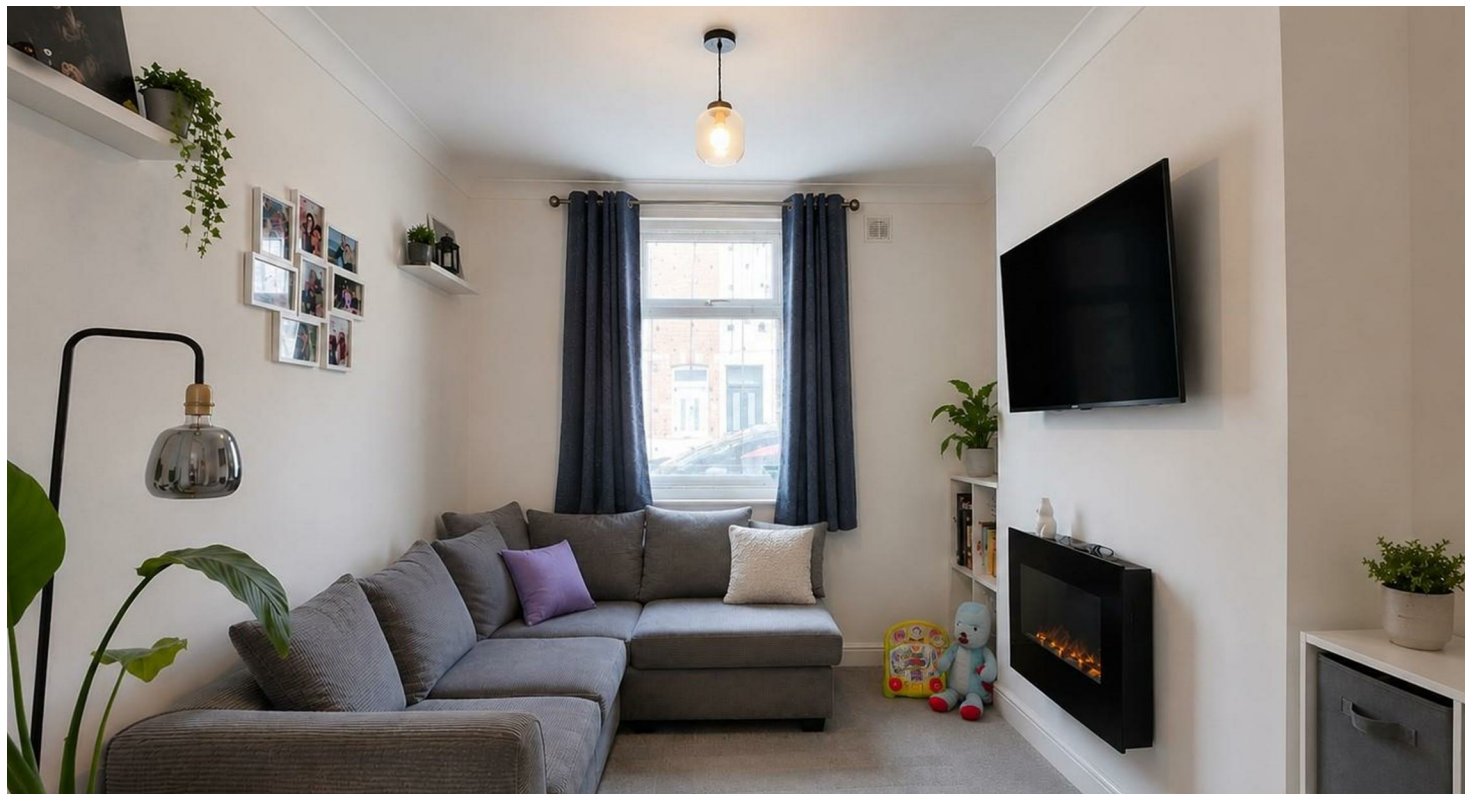




8 Ewart Street, Scarborough, YO12 4EP

Guide Price £115,000

- *Ideal first-time buy or family home*
- *Separate living and dining rooms*
- *Enclosed low-maintenance rear yard*
- *Two-bedroom terraced home*
- *Two good-sized first-floor bedrooms*
- *Practical layout over two floors*
- *Modern fitted kitchen*
- *Neutral presentation throughout*
- *Convenient location for local amenities, schools and Scarborough town centre*

8 Ewart Street, Scarborough YO12 4EP

A well-presented two-bedroom terraced home offering separate living and dining rooms, a modern fitted kitchen, ground-floor bathroom and two good-sized bedrooms. Conveniently located near to the local amenities, schools, transport links and access to Scarborough town centre.



Council Tax Band: A



This two-bedroom terraced home offers a practical layout and would suit a range of buyers, including first-time buyers, couples and small families.

The accommodation is entered via a hallway leading into the living room, which measures approximately 3.10m x 3.00m. Beyond is a separate dining room measuring approximately 3.30m x 3.00m, providing useful additional living and dining space.

The kitchen is fitted with a range of white units, work surfaces and grey tiled splashbacks, with space for appliances and everyday storage. To the rear is the ground-floor bathroom, fitted with a white suite including a bath with shower over and wash basin.

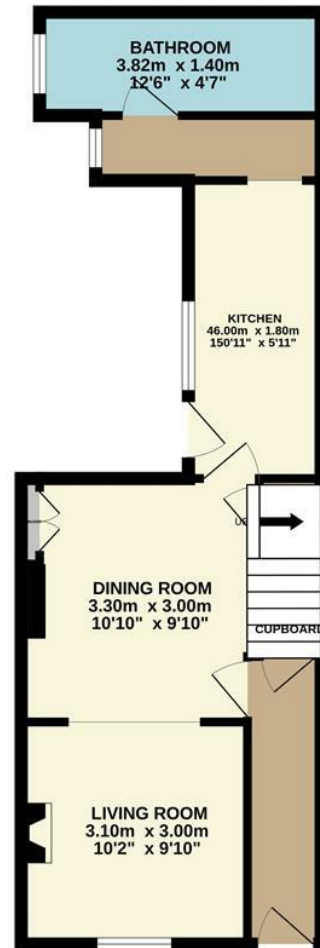
Upstairs are two bedrooms. The larger bedroom measures approximately 4.00m x 3.00m, while the second measures approximately 3.20m x 3.20m. Both offer useful space for bedroom furniture, with the second also lending itself well to use as a child's room or home office.

Outside, there is an enclosed, low-maintenance rear yard with space for pots and outdoor seating.

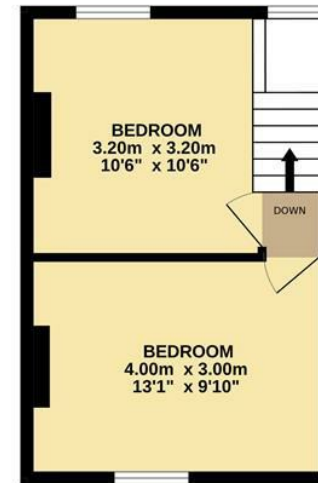
This property is conveniently positioned to the local shops, schools and public transport links are within easy reach, while Scarborough town centre provides a wider selection of shops, supermarkets and restaurants.



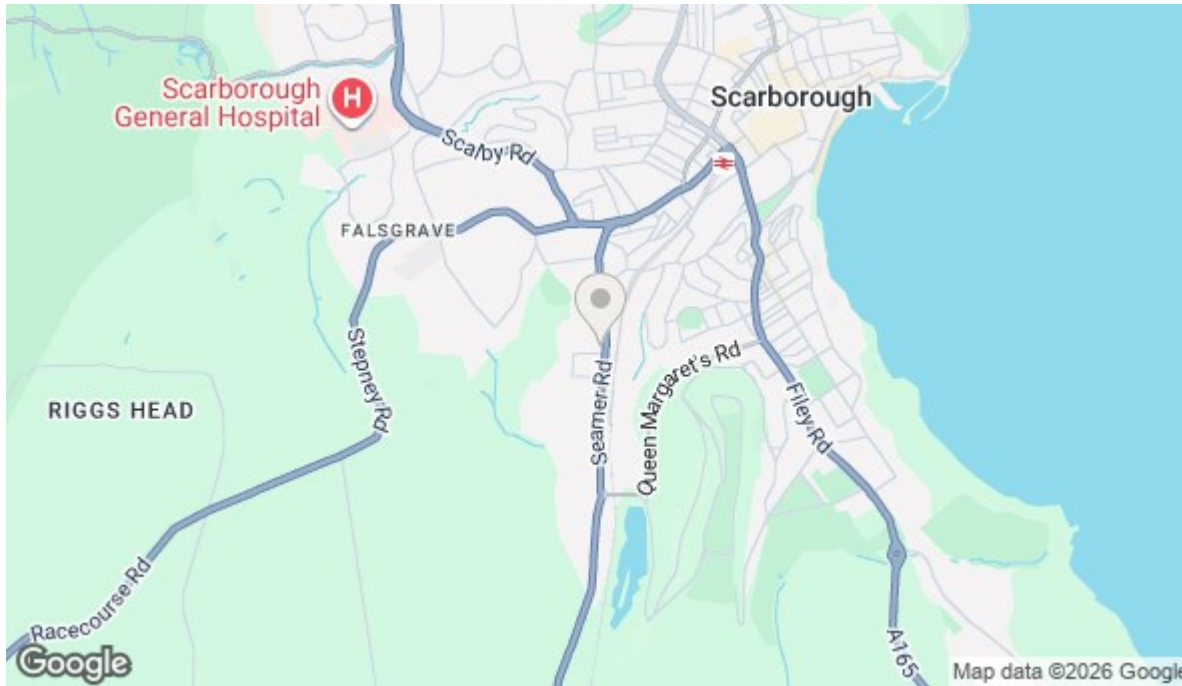
GROUND FLOOR



1ST FLOOR







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 

Viewings

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