



58. Raleigh Street, Scarborough, YO12 7LQ

Guide Price £199,500

- WELL PRESENTED MID TERRACE PROPERTY
- UPVC DOUBLE GLAZING
- FRONT PANELLED BAY WINDOW
- DISTANT CASTLE VIEWS
- FOUR BEDROOMS
- SEPARATE DINING ROOM
- GAS CENTRAL HEATING
- SPACIOUS TIERED REAR GARDEN
- ORIGINAL FEATURES RETAINED
- CLOSE TO LOCAL AMENITIES

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Andrew Cowen Estate Agents are delighted to bring to the market this WELL PRESENTED, FOUR BEDROOM MID TERRACED PROPERTY, with GAS CENTRAL HEATING and UPVC DOUBLE GLAZING, lovely high ceilings and original character retained. Panelled front bay window and distant Castle views from the front bedroom. Situated close to local amenities, schools, and excellent transport links, making it a highly desirable location. DON'T MISS OUT ON THIS ONE!



Council Tax Band: B



This property briefly comprises, entrance lobby through to a tiled hallway leading to the living area with high ceiling and original ceiling cornice with front panelled bay window which allows plenty of natural light to flood through, a separate dining area with double doors opening out to the rear garden and a modern fitted kitchen with a range of wall and base units. To the first floor is a three-piece family bathroom and three bedrooms with the main bedroom benefiting from a feature fireplace and to the second floor is a light and airy fourth bedroom with Velux window.

Externally is a brick outbuilding with electric and a tiered patio and garden area, great for entertaining family and friends.

The property is well located in the ever popular, Falsgrave residential area, well placed for a range of amenities including local shops, a popular junior school, doctors' surgery, supermarket, Manor Road Park and children's play area. A little further, within easy reach, is Scarborough Hospital, a choice of further schools and colleges, two supermarkets and Scarborough Town Centre making this property an ideal family home.

Viewing is highly recommended to fully appreciate the size and area this home has to offer. Call one of our friendly Sales Team to book your viewing today 01723 377707.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1176 ft²

109.1 m²

Reduced headroom

61 ft²

5.7 m²

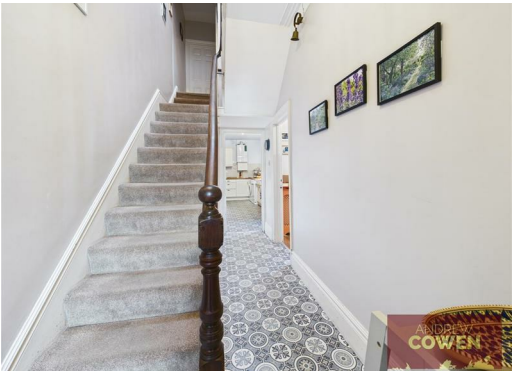
(1) Excluding balconies and terraces

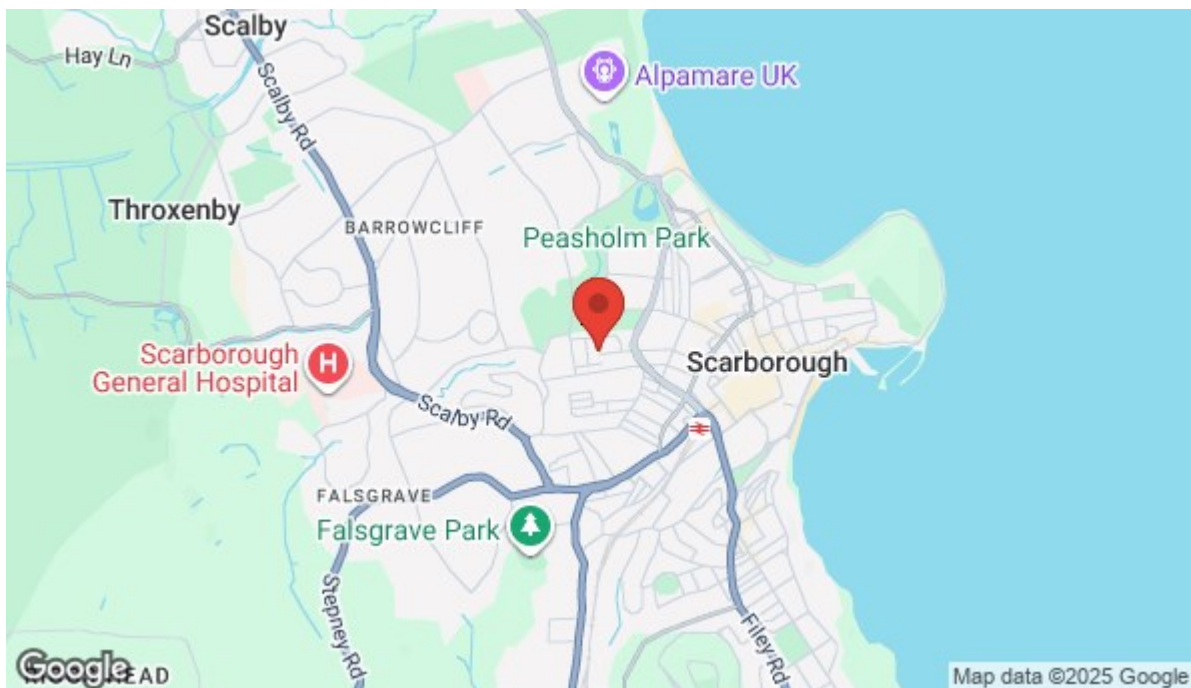
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

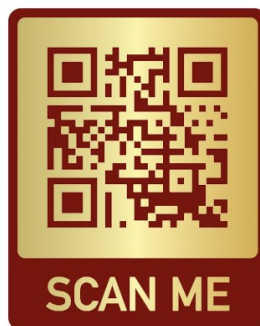
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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Looking to Sell?

Book a no obligation valuation today!

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