



42 Valley Road, Scarborough, YO11 2LU

Offers Over £265,000

- RARELY AVAILABLE EDWARDIAN HOME
- 3 WELL PROPORTIONED BEDROOMS
- ESTABLISHED PLANTING
- THREE SPACIOUS RECEPTION ROOMS
- TIERED REAR GARDEN
- GAS CENTRAL HEATING
- PERIOD FEATURES THROUGHOUT
- SOUTH SIDE LOCATION
- UPVC DOUBLE GLAZING

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Andrew Cowen Estate Agents are delighted to introduce this elegant **EDWARDIAN SEMI DETACHED** house, located on the desirable Valley Road in Scarborough. This generously sized property boasts **THREE** well-proportioned **RECEPTION ROOMS**, **FITTED KITCHEN**, **THREE BEDROOMS** & **TWO FAMILY BATHROOMS**. Outside the property boasts **LANDSCAPED GARDENS** to the front and **TIERED REAR GARDENS**.



Council Tax Band: D



A Rare Edwardian Gem on Valley Road – Just Moments from the South Bay Beach. Nestled on one of Scarborough's most sought-after streets, this elegant three-bedroom Edwardian semi-detached house is one of only four of its kind ever built on Valley Road a true rarity in today's market.

Beautifully presented and full of character, this charming family home offers the perfect blend of period features and modern comfort. Boasting three spacious reception rooms, and fitted kitchen all gracefully proportioned. To the lower ground floor is the utility area.

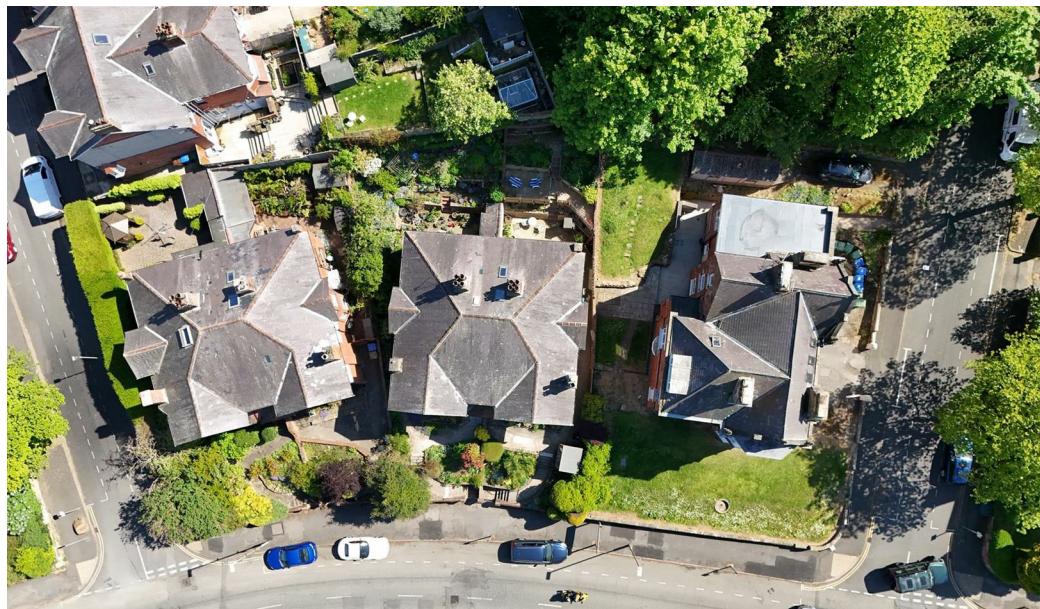
Currently arranged as three bedrooms, the layout includes a second bathroom that was formerly a fourth bedroom, offering flexibility for growing families or those seeking a home office or guest suite.

The property features a charming landscaped front garden, while the rear boasts a thoughtfully tiered patio garden — ideal for alfresco dining, gardening, or simply enjoying the Yorkshire sunshine in peace and privacy.

Perfectly positioned within walking distance to Scarborough's town centre and the scenic South Bay beach, this property offers the very best of coastal living with everyday convenience.









View our website here!

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

