

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.

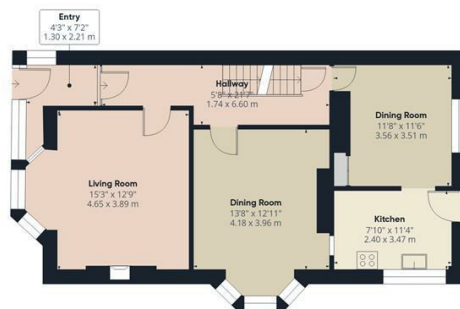




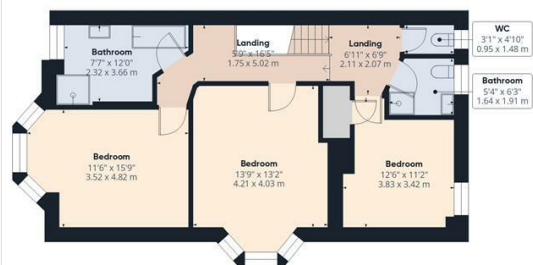




Floor -1



Floor 0



Floor 1

Room measurements do not include the generous bay windows

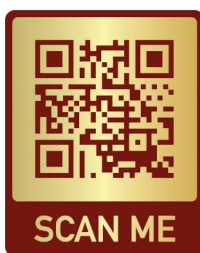


Approximate total area⁸⁸
1575 ft²
146.5 m²

(1) Excluding balconies and terraces

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.

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

