



22 Trafalgar Street West, Scarborough YO12 7AU  
Offers In The Region Of £135,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- THREE BEDROOM TERRACE HOUSE
- SET OVER THREE FLOORS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- VACANT POSSESSION
- REAR YARD

This WELL PRESENTED, THREE BEDROOM TERRACE HOUSE is offered to the market with VACANT POSSESSION, and is set over THREE FLOORS with GAS CENTRAL HEATING, DOUBLE GLAZING, GROUND FLOOR W/C and REAR YARD. Located CENTRALLY within SCARBOROUGH.

The property has been well maintained throughout and has the added benefit of gas central heating with new boiler, uPVC double glazing and a newly fitted roof. The accommodation briefly comprises of: the entrance hall with stairs to the first floor, the lounge with feature fireplace, the dining room with access to the rear yard, the ground floor W/C and the kitchen. To the first floor lies a landing with stairs to the second floor and provides access to the master bedroom and the family bathroom complete with white four-piece suite. To the second floor lies a landing with a further generously sized two bedrooms. Externally, the property benefits from a block paved rear yard with space for a seating area.



Situated within Scarborough Town Centre, the property is well placed for a variety of amenities including Scarborough Town's main promenade, two supermarkets, eateries and a little further afar Scarborough's South Bay beach.

Early internal viewing is highly recommended as properties of this nature seldom stay on the market for long. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## ACCOMMODATION

### GROUND FLOOR

Hall

Lounge  
10'9" x 10'5"

Dining Room  
11'5" x 9'10"

W/C

Kitchen  
17'8" x 4'11"

### First Floor

Landing

Bedroom 1  
14'1" x 11'1"

Bathroom  
9'10" x 9'2"

### Second Floor

Landing

Bedroom 2  
14'1" x 11'1"

Bedroom 3  
10'2" x 9'2"

External

The property benefits from a block paved rear yard with space of a seating area.

Details

Council Tax Banding - A

LCGV 15082023

Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

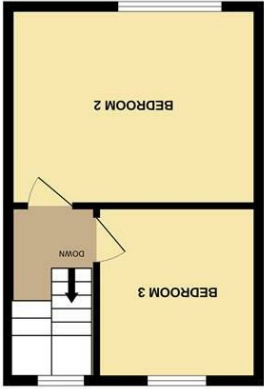
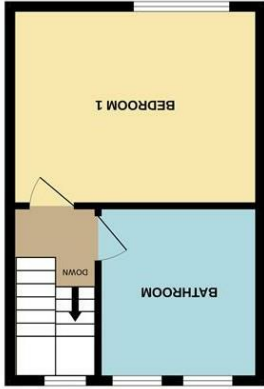
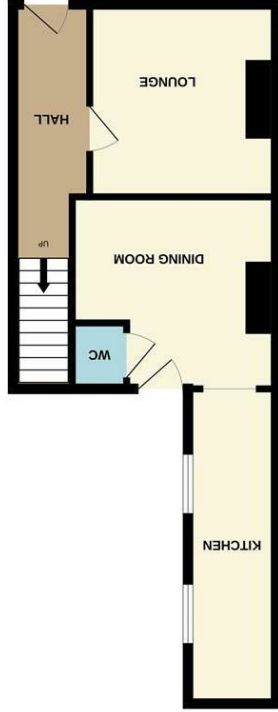
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Whilst every attempt has been made to ensure the accuracy of the floorplan contained there, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.

TOTAL FLOOR AREA: 990 sq ft (91.9 sq.m.) approx.

