



11 Trafalgar Street West, Scarborough, YO12 7AX
Offers Over £229,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- UNIQUE FOUR BEDROOM HOME
- SET OVER THREE FLOORS
- TWO BATHROOMS AND A SEPARATE WC
- NEWLY REFURBISHED THROUGHOUT
- GARAGE/STORE
- POPULAR TOWN CENTRE LOCATION

New to the market is this SUBSTANTIAL, FOUR BEDROOM HOME which has been FULLY RENOVATED by the current owners with TWO BATHROOMS, TWO WC'S, a DOWNSTAIRS BEDROOM/OFFICE/STUDY ROOM and a GARAGE. Internal viewing is truly a must to fully appreciate the finish and the views on offer (over Scarborough and to the Sea in the distance)!

11 Trafalgar Street West was formerly a hair salon with living arrangements and has since been converted into a imposing family home that is now ideal for MULTI-GENERATIONAL LIVING or as a HOLIDAY LET. To the ground floor lies an entrance vestibule and hallway, light and airy living room previously utilised as a shop front, a stunning newly fitted kitchen with an opening to a utility room, inner hallway, a snug/office, downstairs WC and a door into the garage. To the first floor lies a landing with further stairs up to the second floor and built-in storage, three bedrooms, a modern newly fitted house bathroom with a four-piece suite and a separate WC. Furthermore, to the second floor lies a spacious multi purpose/hobbies room with an en-suite shower room. The property does have the additional benefit of a garage with vehicular access from Trafalgar Street West.



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

Early internal viewing is highly recommended for this newly renovated property. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk



ACCOMMODATION:

GROUND FLOOR

Entrance Vestibule and Hallway

Lounge
17'6" max x 13'5"

Kitchen
14'0" x 10'10"

Utility
6'7" x 3'5"

Downstairs WC
6'10" x 3'5"

Snug/Office/Bedroom Four
9'5" x 6'10"

FIRST FLOOR

Landing

Bedroom One
17'7" x 11'3" max

Bedroom Two
11'6" x 9'11" max

Bedroom Three
11'6" x 6'3"

House Bathroom
10'3" x 6'9"

Separate WC

SECOND FLOOR

Multi Purpose/Hobbies Room
16'11" max x 8'1"

Shower Room
9'10" x 6'9"

OTHER:

Garage/Store
9'10" x 6'9"

Details Prepared
TLJW/120224

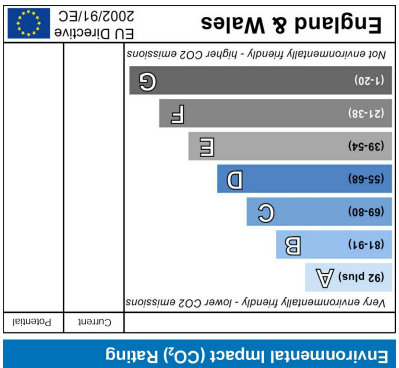
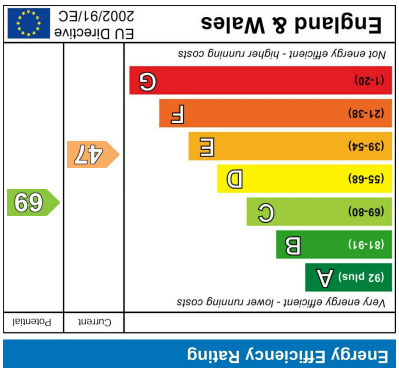


Interested? Get in touch:

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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 here, measurements of doors, windows, rooms and air vents are approximately as shown and no responsibility is taken for any error, omission or mis-statement. This plan is for 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 operation or efficiency can be given.
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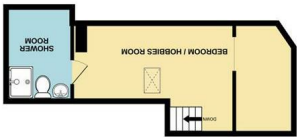
TOTAL FLOOR AREA: 1664 sq.ft. (154.6 sq.m.) approx.



GROUND FLOOR
 781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
 588 sq.ft. (54.6 sq.m.) approx.



2ND FLOOR
 296 sq.ft. (27.5 sq.m.) approx.



Alpamare UK
 Temporarily closed