



70 Trafalgar Road, Scarborough, YO12 7QP
Guide Price £119,000

- **THREE BEDROOM TERRACED PROPERTY**
- **RECENTLY RENOVATED**
- **FITTED KITCHEN**
- **THREE PIECE BATHROOM SUITE**
- **CENTRAL LOCATION**
- **COUNCIL TAX BAND A**
- **THROUGH LOUNGE/DINING AREA**
- **THREE DOUBLE BEDROOMS**

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A THREE BEDROOM TERRACED PROPERTY which would be an IDEAL PROPERTY for a FIRST TIME BUYER, or for an investor looking to join the BUY-TO-LET MARKET. It is situated in the central location of SCARBOROUGH with NEARBY AMENITIES, PUBLIC TRANSPORT LINKS and only a short distance to the NORTH BAY BEACH. Also located nearby is the CRICKET CLUB and picturesque PEASHOLM PARK



Council Tax Band: A



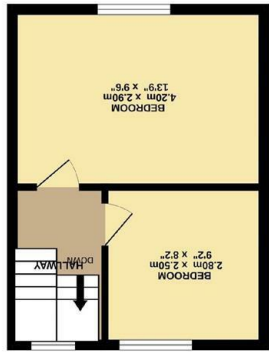
This deceptively spacious property briefly comprises; entrance hall leading into the spacious lounge area with through dining room and a fitted kitchen with a range of base and wall units. To the first floor, there is one double bedroom and a three-piece family bathroom suite with overhead shower. To the second floor, there are two further double bedrooms. Externally, the property benefits from a small, enclosed rear courtyard with decked area, perfect for garden furniture to enjoy.

The local area is filled with the amenities for comfortable family living as there are a number of convenience stores, eateries and scenic walkways easily accessible either by foot or by the local public transport links. Nearby is Hollywood Plaza Cinema, the cricket ground, the Open Air Theatre, Peasholm Park and the North Bay Beach. Just a short walk away is the town centre, the South Bay beach and sea.

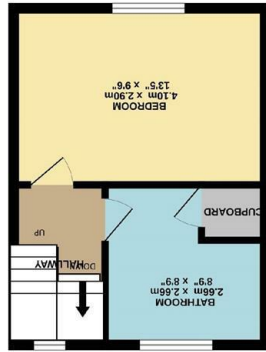
To arrange your viewing, please contact our experienced Sales Team on 01723 377707 today!



Measurements are approximate. Not to scale. Illustrative purposes only.
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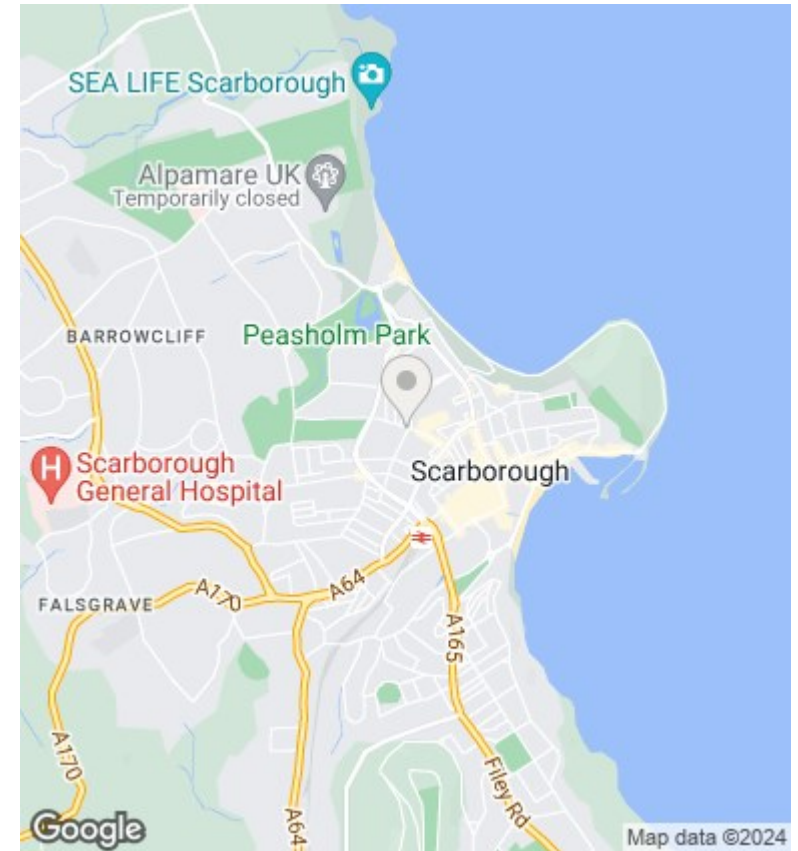
2ND FLOOR



1ST FLOOR



GROUND FLOOR



Directions

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.
Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	