



20 Commercial Street, Scarborough, YO12 5EW

£135,000

- *TOWN HOUSE*
- *TWO RECEPTION ROOMS*
- *BAY WINDOW LOUNGE*
- *UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING*
- *FOUR BEDROOMS*
- *FAMILY BATHROOM*
- *TOWN CENTRE LOCATION*
- *THREE STOREY*
- *FITTED KITCHEN*
- *CLOSE TO A NUMBER OF AMENITIES*

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*Andrew Cowen Estate Agents present to the market this **THREE STOREY, FOUR BEDROOM TOWN HOUSE** boasting **TWO RECEPTION ROOMS**, situated within **SCARBOROUGH TOWN CENTRE** close to a **NUMBER OF LOCAL AMENITIES**. This property would appeal to a **FIRST TIME BUYER** or an **INVESTOR ALIKE**.*



Council Tax Band: B



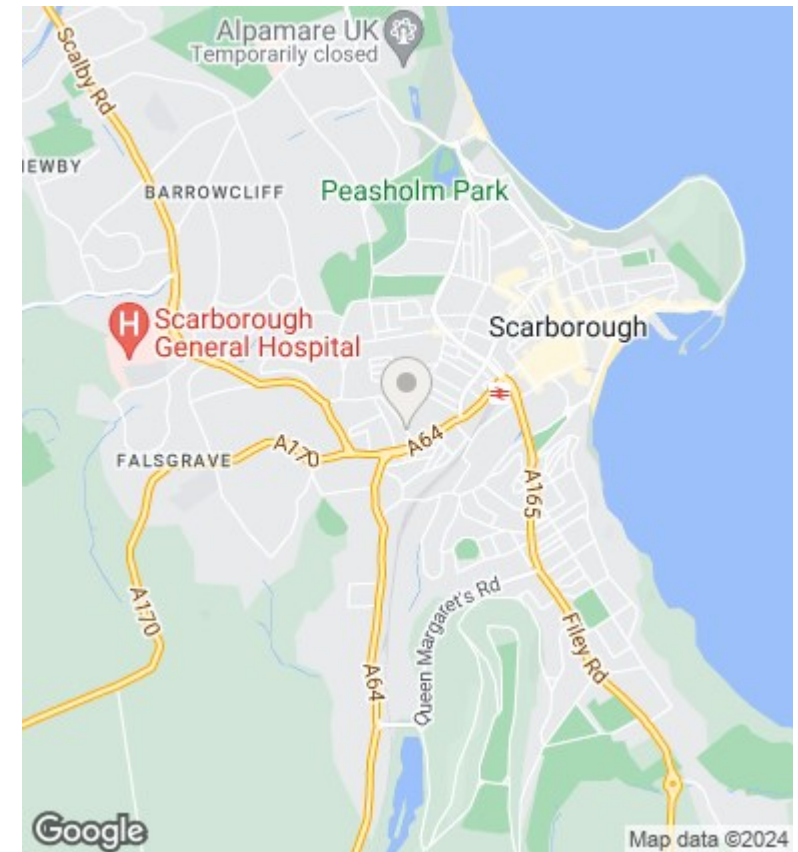
This accommodation comprises; entrance porch leading into the inner hallway which provides access into the front facing, bay window lounge with feature, tiled fireplace and built in storage cupboard. There is a separate dining area with built in cupboard, which leads into the fitted kitchen, offering a range of base and wall units plus ample worktop space. To the first floor, there is a three-piece family bathroom suite and two good-sized double bedrooms, one complete with built in storage cupboards. To the second floor, there are a further two double bedrooms. Externally, the property boasts an enclosed yard to the rear with an outshed, ideal for storage purposes.

This property would appeal to a number of buyers, including those looking to join the property ladder, or investors alike. Viewing is highly recommended to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an appointment.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	