



26 Beaconsfield Street, Scarborough, YO12 4EJ

£135,000

- *MID TERRACE PROPERTY*
- *EXTENDED GALLEY KITCHEN*
- *CHARMING AND CHARACTERFUL*
- *TWO DOUBLE BEDROOMS*
- *FAMILY BATHROOM*
- *TASTEFULLY DECORATED THROUGHOUT*
- *THROUGH KITCHEN/DINER*
- *PRIVATE, ENCLOSED REAR YARD*
- *PERFECT FIRST TIME BUY OR BUY TO LET*

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Andrew Cowen Estate Agents are proud to present to the market this TWO BEDROOM, MID TERRACE PROPERTY close to a WEALTH OF AMENITIES, boasting CHARACTERFUL and TASTEFUL INTERIORS with a THROUGH LOUNGE/DINER and an ENCLOSED REAR YARD to enjoy. This property would appeal to a NUMBER OF BUYERS, including those looking to JOIN THE PROPERTY LADDER or INVESTORS ALIKE.



Council Tax Band: A



This accommodation briefly comprises; entrance hall leading into the through, bay window lounge/dining area, with a feature fireplace and alcove units, perfect for storage purposes. There are exposed wooden beams bringing charm and character into the property. There is a fitted galley kitchen which has been extended, boasting a range of hi-gloss base and wall units, plus ample worktop space and integrated appliances. There are two, good-sized double bedrooms, both offering feature cast iron fireplaces and a three-piece family bathroom suite with overhead shower. Externally, this property offers an enclosed, private rear yard which would host a bistro set, perfect for outdoor dining, as well as a brick built shed and a further wooden shed, perfect for storage.

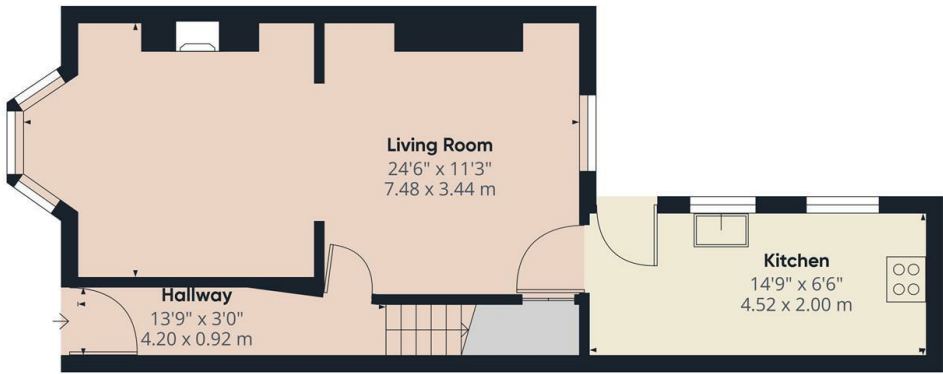
Situated within the Falsgrave area, a wealth of amenities are presented at hand including local supermarkets, a range of popular eating and drinking establishments, a choice of popular junior schools and is within a close proximity from 'Falsgrave Park'.

Viewing is essential to appreciate the charm and location that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 today!

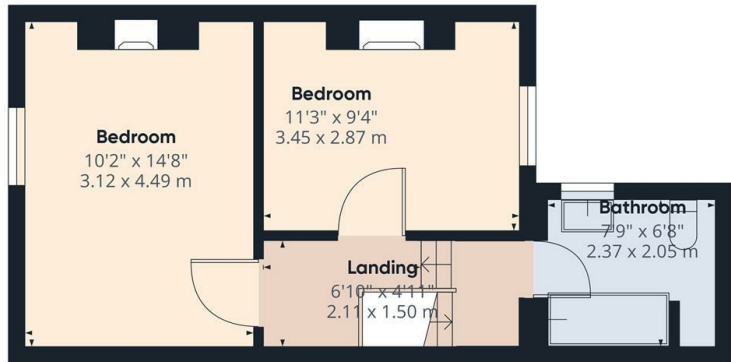








Floor 0



Floor 1

Approximate total area*
753.23 ft²
69.98 m²

(*) 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.

GIRAFFE360



Viewings

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

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | |