



1 Fairfax Street, Scarborough, YO12 7DL

Guide Price £110,000

- TWO BED END TERRACE TOWN HOUSE
- NEWLY FITTED KITCHEN
- UPVC DOUBLE GLAZING
- OPEN PLAN LOUNGE/DINING ROOM
- FAMILY BATHROOM
- REAR YARD
- PANELLED FRONT BAY WINDOW
- GAS CENTRAL HEATING
- GENERAL COSMETIC UPDATING REQUIRED

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Andrew Cowen Estate Agents welcomes to the market this END TERRACE TOWN HOUSE featuring OPEN PLAN LOUNGE/DINING ROOM and NEWLY FITTED KITCHEN. It has TWO DOUBLE BEDROOMS, FAMILY BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING and REAR YARD. General cosmetic updating will create a great family home.



Council Tax Band: A



Nestled in the heart of Scarborough, this end terrace town house on Fairfax Street offers easy access to local amenities, shops, and the beautiful coastline that Scarborough is renowned for.

The property features open plan lounge/dining room, newly fitted kitchen with a range of base and wall units, two double bedrooms, with the master bedroom benefiting from built in wardrobe/cupboards, family bathroom, gas central heating, double glazing and rear yard.

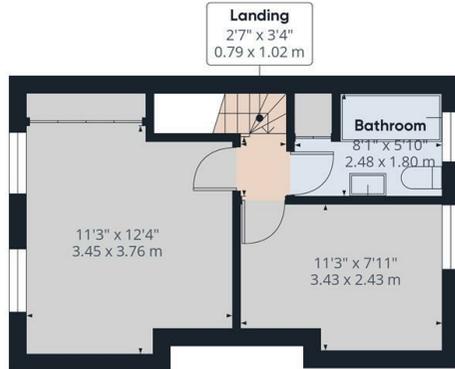
This end terrace house is ideal for first-time buyers, small families, or those looking to downsize while still enjoying the vibrancy of Scarborough. Don't miss the chance to make this lovely house your new home.

Call one of our friendly Sales Team today to book your viewing on 01723 377707.





Floor 0



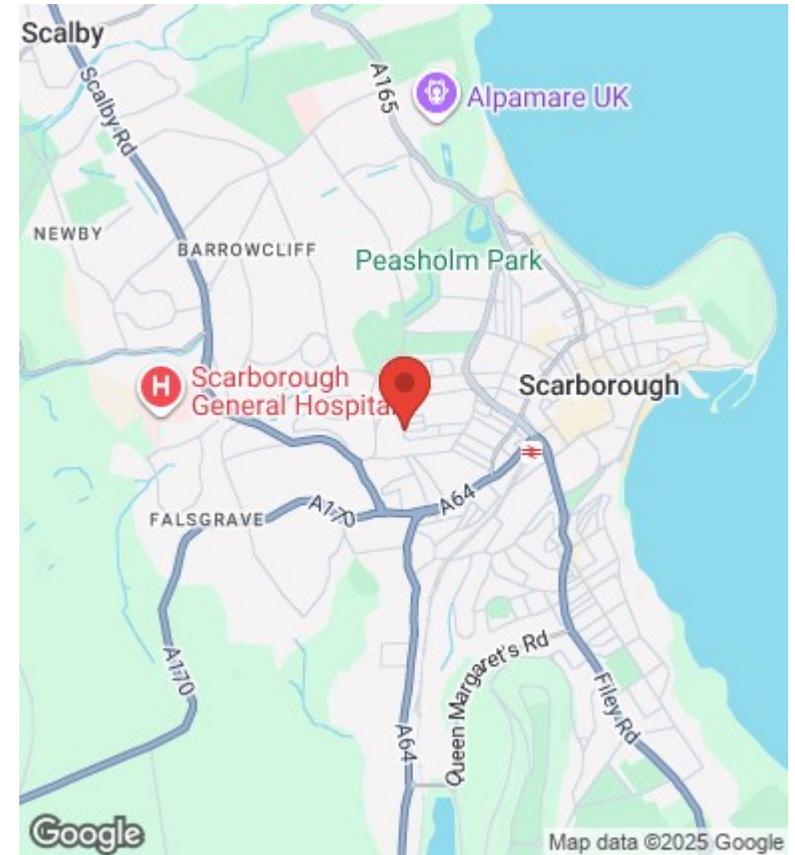
Floor 1

Approximate total area⁽¹⁾
669.96 ft²
62.24 m²

(1) 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. Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	