



117 Trafalgar Road, Scarborough, YO12 7QR

Guide Price £215,000

- *SPACIOUS AND VERSATILE THREE-STOREY FAMILY HOME*
- *FOUR GENEROUS BEDROOMS AND LOFT ROOM*
- *GARAGE WITH ELECTRIC UP AND OVER DOOR*
- *IDEAL FAMILY HOME*
- *SEPARATE LIVING AND DINING ROOM*
- *DESIRABLE LOCATION CLOSE TO TOWN CENTRE AND NORTH BAY*
- *LOW-MAINTENANCE YARD*
- *END-TERRACED HOUSE*
- *FAMILY BATHROOM AND SEPARATE WC*
- *MODERN AIR SOURCE HEAT PUMP FOR IMPROVED ENERGY EFFICIENCY*

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Andrew Cowen Estate Agents are pleased to welcome to the market this SPACIOUS three-storey FAMILY HOME. This FOUR bedroom END-TERRACED accommodation with a loft room has a separate living and dining room with bright bay windows. This attractive property benefits from a GARAGE with an electric up and over door and low-maintenance YARD

Situated within walking distance of Scarborough town centre, the picturesque North Bay, cricket ground and the serene Peasholm Park, this location is ideal for those who appreciate the beauty of coastal living while being within close proximity of popular Schools.



Council Tax Band: B



Located in an ideal position within walking distance of both the Town Centre and North Bay area of Scarborough, this spacious and characterful three-storey end-terraced home offers four generous bedrooms and a loft room, perfectly suited to modern family living.

The property comprises an entrance hallway on the ground floor leading to a bright living room with bay window, a separate dining room creating the perfect space for family meals or gatherings and attractive kitchen to the rear with ample storage and worktop space.

On the first floor are four well-proportioned bedrooms, a family bathroom, and a separate WC. The second floor benefits from a loft room, perfect for use as extra guest accommodation, a hobby room or additional storage space.

Externally, the property benefits from a low-maintenance courtyard, a garage with an electric up and over door providing easy access to secure parking, and an air source heat pump system that enhances energy efficiency throughout the home. Trafalgar Road is a popular residential location within a walking distance of Scarborough town centre, the picturesque North Bay and easy access to local shops, cafes and transport links. Situated near the cricket ground and the serene Peasholm Park, this location is ideal for those who appreciate the beauty of coastal living while being within close proximity of popular Schools.

Viewing is essential to appreciate the space, size and position this fantastic home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.

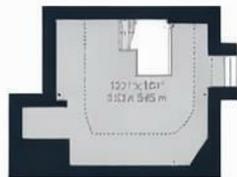




Ground Floor

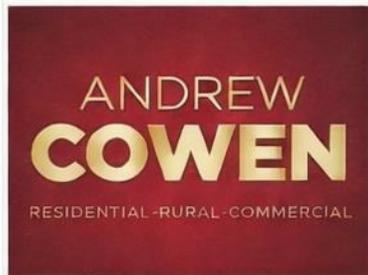


Floor 1



Floor 2

Floor 2



Approximate total area*

1621 sq ft
150.8 m²

Reduced headroom

68 sq ft
6.3 m²

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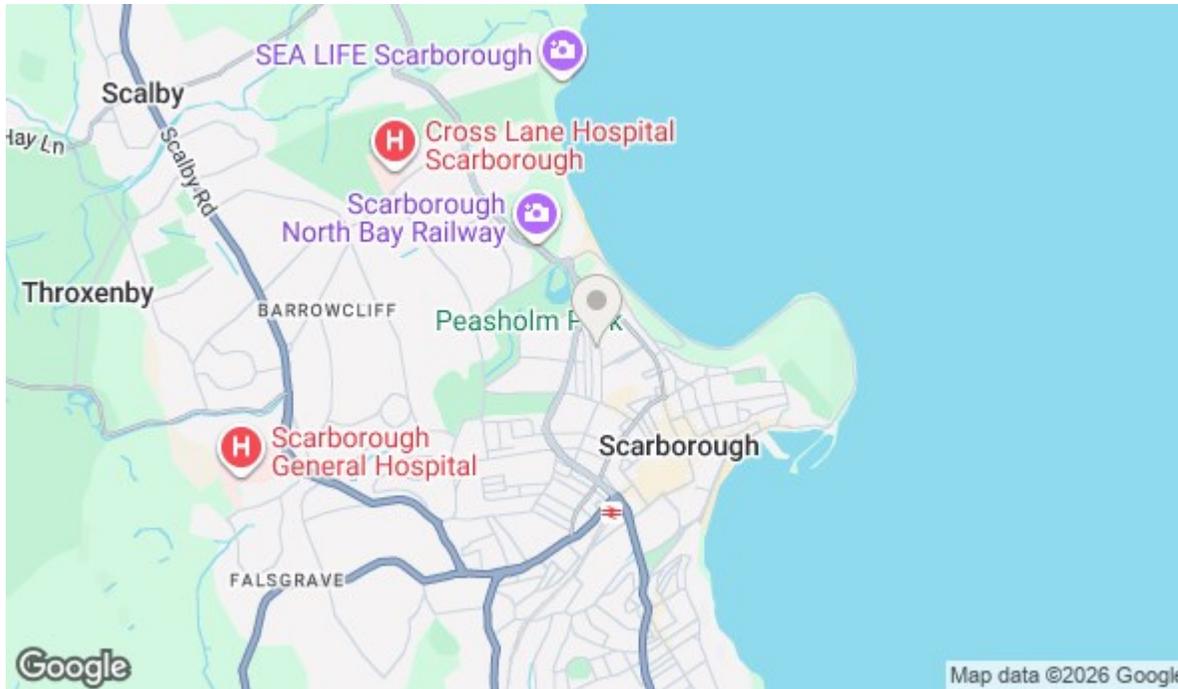
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Calculations, reference the RICS IPMS, a1C. Resitire crascate a ground d. mstude nole opparament, connated floor orele rales ser tays there saarsion.

* Denotes reduced headroom.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

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