



24 Durham Street, Scarborough, YO12 7PT

£159,950

- MID TERRACE TOWNHOUSE
- DOWNSTAIRS W/C
- ENCLOSED YARD TO THE REAR
- NO ONWARD CHAIN

- FOUR GOOD SIZED DOUBLE BEDROOMS
- LARGE KITCHEN/DINING AREA
- TOWN CENTRE LOCATION

- MASTER BEDROOM EN SUITE
- THREE PIECE FAMILY BATHROOM SUITE
- GAS CENTRAL HEATING

24 Durham Street, Scarborough YO12 7PT

Andrew Cowen Estate Agents are proud to welcome to the market this MODERN BUILD, FOUR BEDROOM MID-TERRACED PROPERTY located within walking distance to SCARBOROUGH TOWN CENTRE, close to a NUMBER OF LOCAL AMENITIES. This property boasts THREE STOREY LIVING, with one of the bedrooms offering an EN-SUITE SHOWER ROOM plus an ENCLOSED YARD TO THE REAR.



Council Tax Band: B



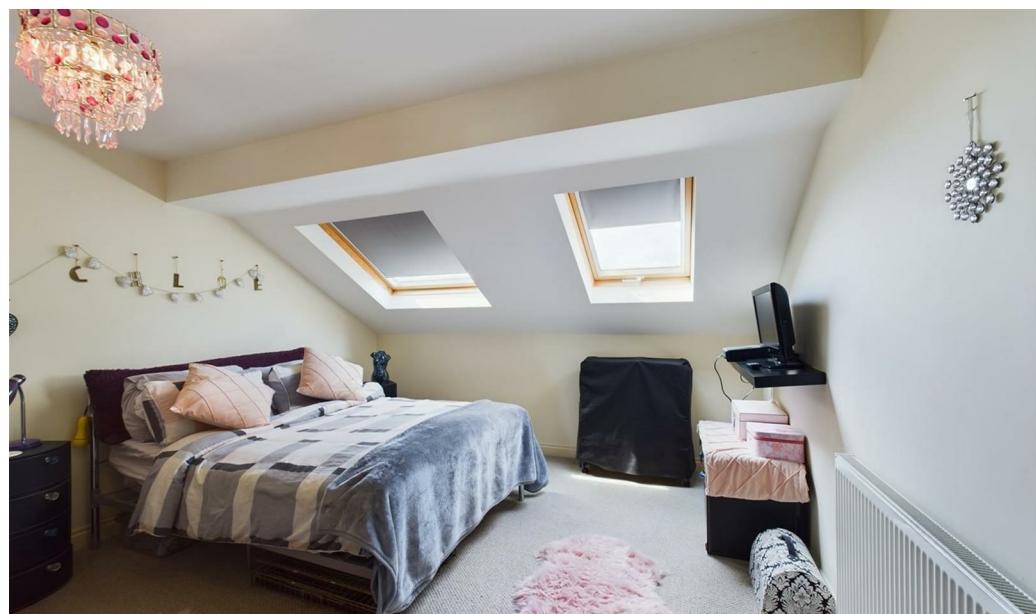
This accommodation comprises in brief; spacious front facing lounge, which provides access into the large kitchen/dining area boasting a number of base and wall units plus ample worktop space. There is also a separate W.C to the ground floor. To the first floor, there are two, good sized double bedrooms with the master bedroom offering an en-suite shower room. There are a further two double bedrooms with Velux windows to the second floor as well as a three piece family bathroom suite with overhead shower.

Externally, the property offers an enclosed yard to the rear with a patio area, perfect for a small bistro set for outdoor dining.

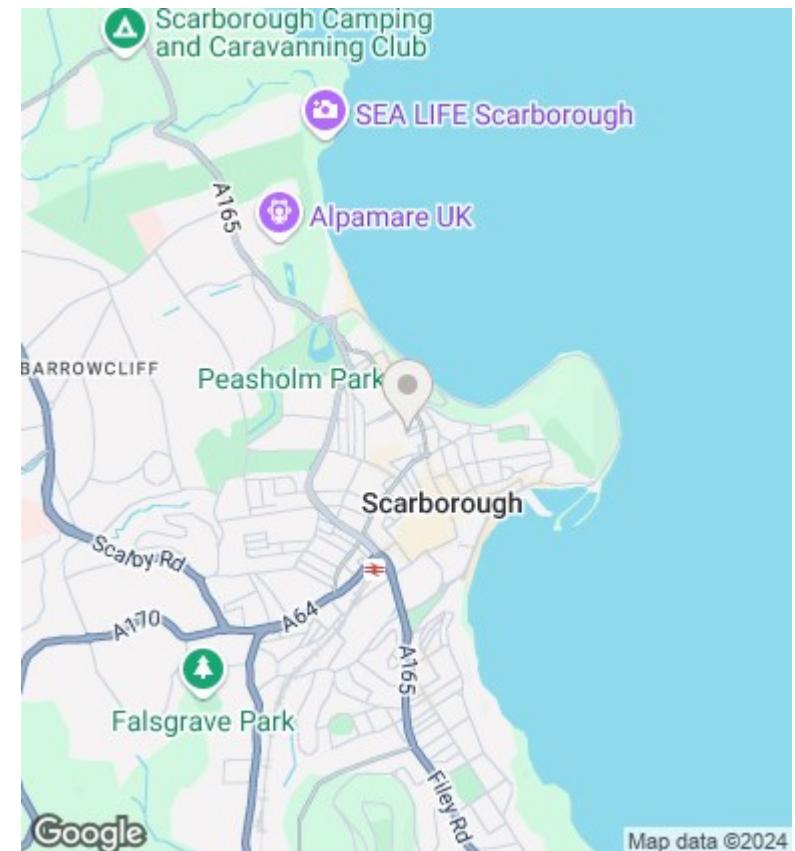
This property also occupies a central location, close to Scarborough Town Centre providing excellent access to a wealth of attractions and amenities including local supermarkets, Peasholm Park, Scarborough Cricket Ground and Scarborough's North Bay Beach. This property is also within walking distance to Scarborough Town Centre's main promenade where a range of retail shops are situated.

This property would appeal to a first time buyer looking to join the property ladder, or an investor alike looking for a buy to let property or holiday let business.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	77
(69-80)	C	
(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		

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