



## *21 Fairfax Street, Scarborough, YO12 7DL*

*Guide Price £134,950*

- MID TERRACED TOWN HOUSE
- OPEN PLAN LIVING/DINING AREA
- UPVC DOUBLE GLAZING
- CHAIN FREE
- FOUR SPACIOUS BEDROOMS
- FRONT BAY WINDOW
- REAR YARD
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES



## 21 Fairfax Street, Scarborough YO12 7DL

**Andrew Cowen Estate Agents** welcomes to the market this **SPACIOUS MID TERRACED TOWN HOUSE**, offering **OPEN PLAN LOUNGE/DINING ROOM** and **A MODERN FITTED KITCHEN**. It has **FOUR DOUBLE BEDROOMS** and benefits from **GAS CENTRAL HEATING**, **DOUBLE GLAZING** and a **REAR YARD**. This property would suit a host of buyers, including first time buyers and families. Definitely one not to miss.



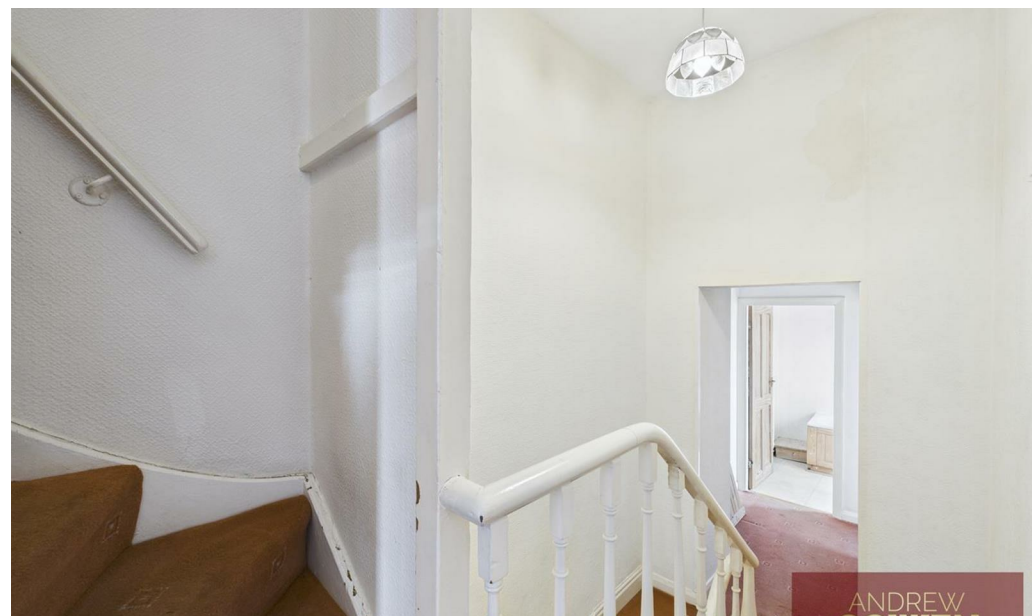
Council Tax Band: B



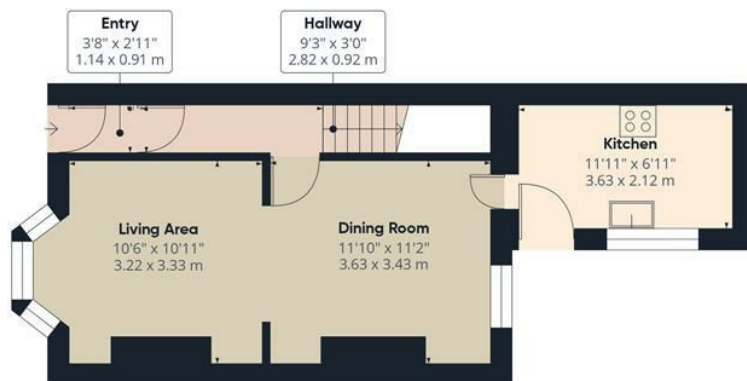
**The property briefly comprises, open plan lounge/dining room leading to a modern fitted kitchen with a range of base and wall units, to the first floor are two double bedrooms with a two-piece family bathroom and separate WC, there are two further double bedrooms on the second floor both benefiting from Velux windows..**

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

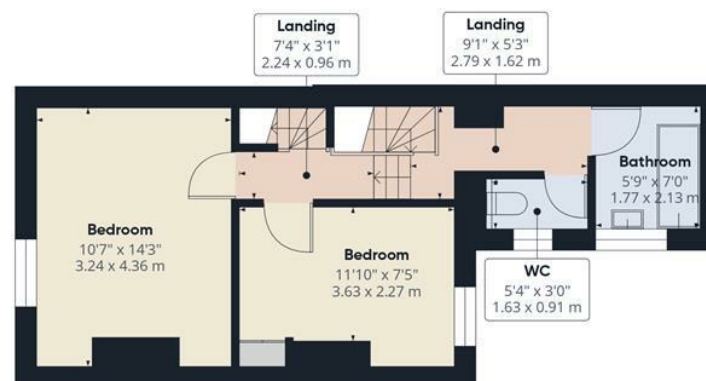
**Don't miss the chance to make this lovely house your new home. Call one of our friendly Sales Team today to book your viewing on 01723 377707.**







Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1067 ft<sup>2</sup>

99 m<sup>2</sup>

(1) Excluding balconies and terraces

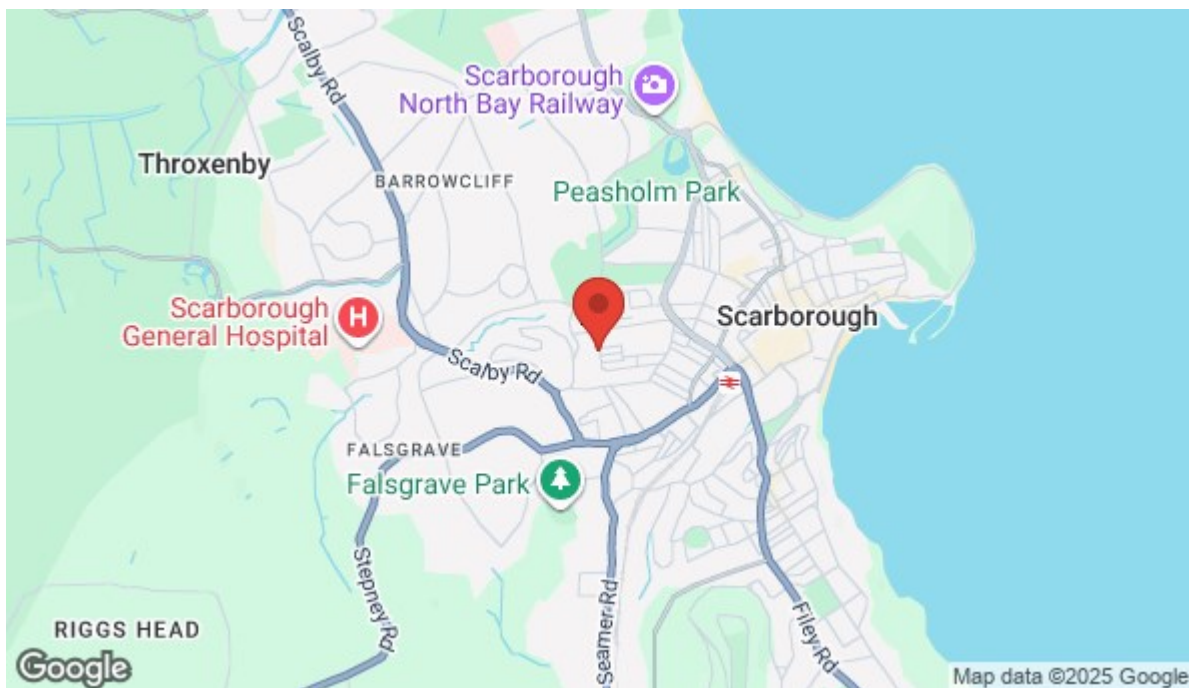
Reduced headroom

Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





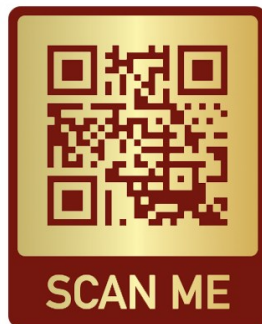
## Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | 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!

**01723 377707**