



## *25 Hibernia Street, Scarborough, YO12 7DH*

*Guide Price £120,000*

- MID TERRACED PROPERTY
- UPVC DOUBLE GLAZING
- EN-SUITE TO MAIN BEDROOM
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL AREA
- NEW CARPETS AND FLOORING THROUGHOUT
- SOUTH FACING REAR YARD
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING

## 25 Hibernia Street, Scarborough YO12 7DH

Andrew Cowen Estate Agents are pleased to welcome to the market located in a popular and convenient residential area, this well-presented two-bedroom mid-terrace property, with new carpet and flooring throughout, offers comfortable living accommodation, making it an ideal choice for first-time buyers, investors, or those seeking a practical home close to local amenities.



Council Tax Band: A



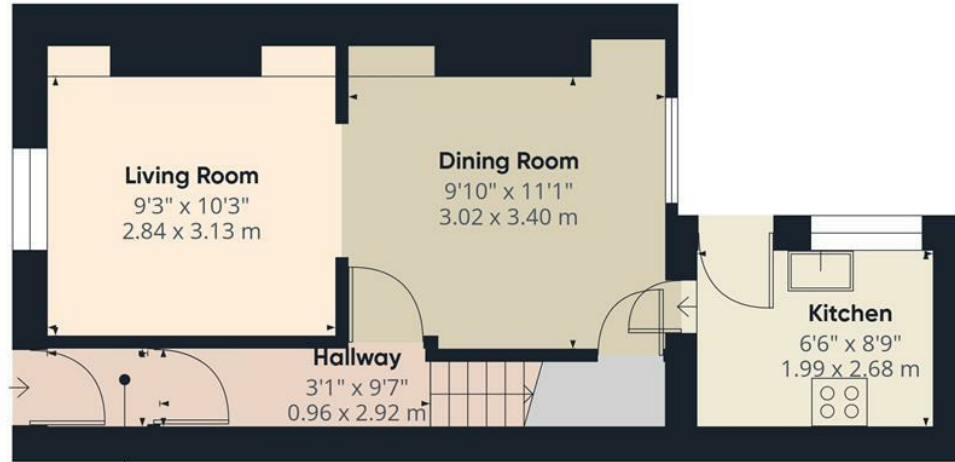
**The property benefits from UPVC double glazing throughout and has been refreshed with new carpets and flooring, creating a clean and modern feel. Upon entering, you are welcomed into a bright and versatile living space, leading through to a separate dining room and a fitted kitchen equipped with a gas hob, electric oven, and a Baxi boiler neatly housed within a kitchen cupboard.**

**To the first floor are two well-proportioned bedrooms. The front bedroom features the added convenience of a shower and wash basin, providing a practical and flexible arrangement. The accommodation is completed by a bathroom serving the household.**

**Externally, the property enjoys a south-facing rear yard, offering a pleasant outdoor space ideal for seating or low-maintenance enjoyment.**

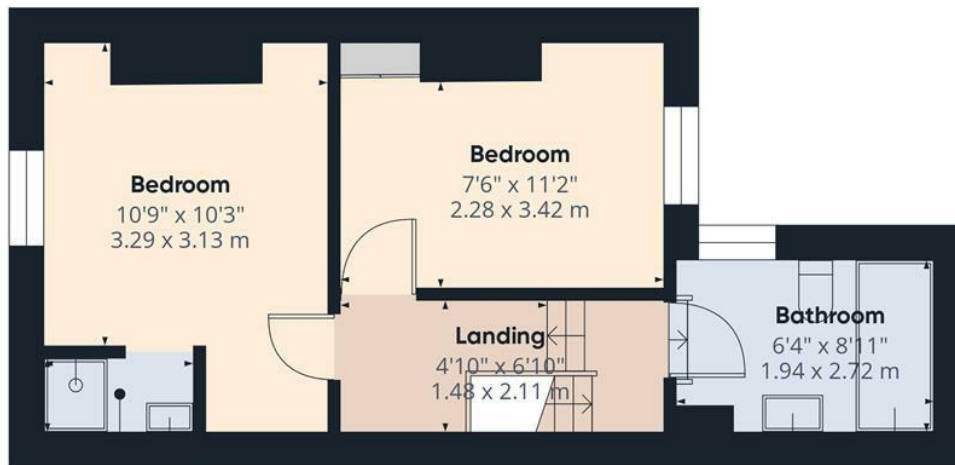
**Situated close to local shops, schools, and transport links, Hibernia Street presents a fantastic opportunity to acquire a well-located home with modern improvements already in place. Early viewing is highly recommended to appreciate the accommodation on offer. Call today to book your viewing 01723 377707.**





**Entry**  
3'0" x 3'9"  
0.93 x 1.14 m

Floor 0



**Bathroom**  
2'11" x 5'5"  
0.89 x 1.67 m

Floor 1

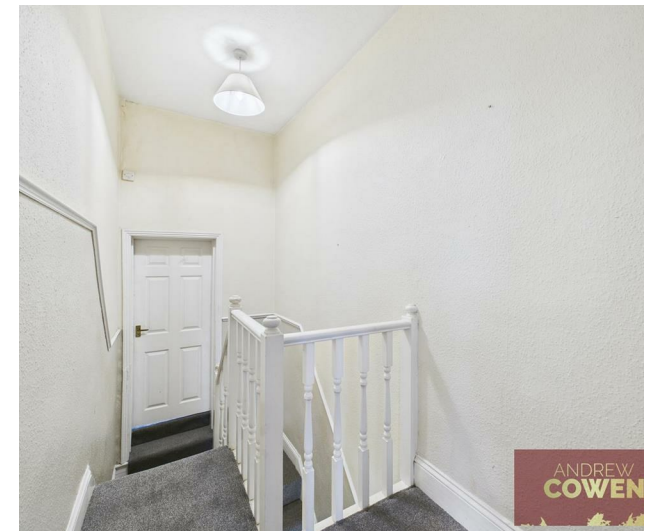


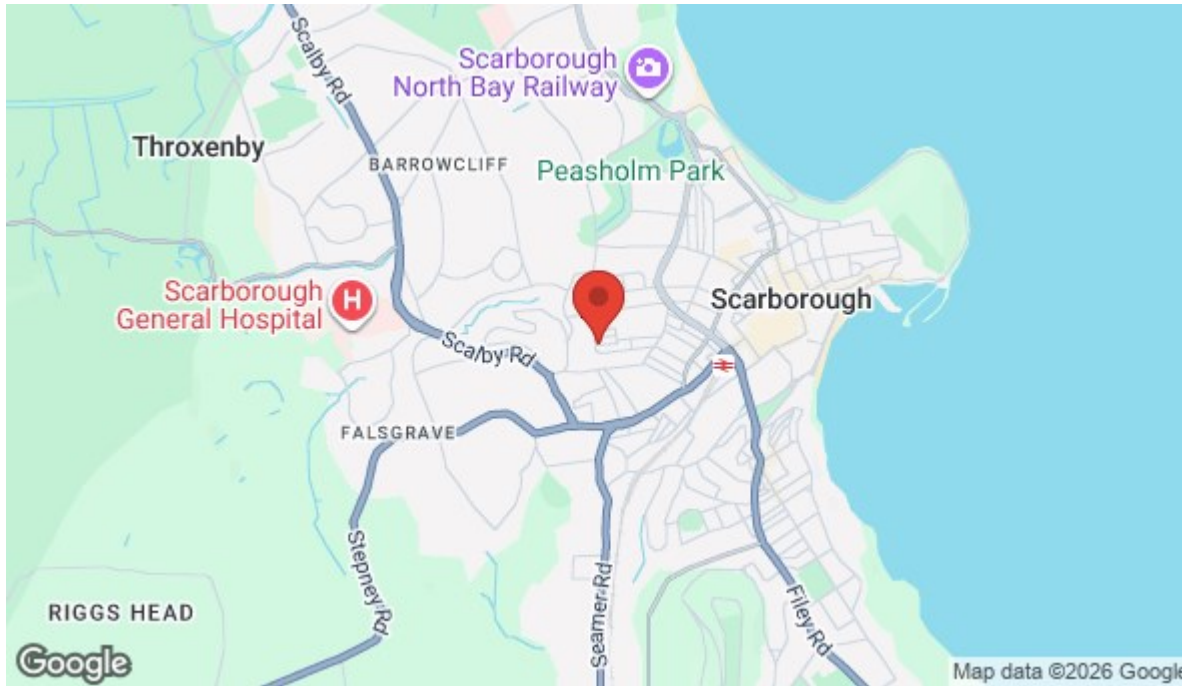
**Approximate total area<sup>(1)</sup>**  
668 ft<sup>2</sup>  
62.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



**Looking to Sell?**  
 Book a no obligation valuation today!  
**01723 377707**

View our website here!