



## 20 Nelson Street, Scarborough, YO12 7SZ

Offers In The Region Of £99,950

- Two-bedroom mid-terrace home
- Two well-proportioned reception rooms
- Gas central heating
- Ideal for first-time buyers or investors
- Two double bedrooms
- Enclosed, low-maintenance rear yard
- Fitted kitchen
- Family bathroom
- Popular and convenient central location

## 20 Nelson Street, Scarborough YO12 7SZ

Located in the heart of Scarborough Town Centre, this two-bedroom mid-terrace home offers two reception rooms, a fitted kitchen, utility porch and an enclosed low-maintenance rear yard. Ideally positioned close to local amenities, supermarkets, the promenade and South Bay beach, the property would suit first-time buyers or investors alike. Early viewing is highly recommended.



Council Tax Band: A



Located in the heart of Scarborough's Town Centre, this well-presented two-bedroom mid-terrace home offers spacious accommodation arranged over two floors, complete with two reception rooms, a fitted kitchen, utility porch and enclosed rear yard.

In our opinion, the property would make an excellent purchase for first-time buyers, investors or those seeking a conveniently positioned home within walking distance of the town centre and seafront.

The accommodation briefly comprises an entrance vestibule leading into a comfortable living room, a separate dining room and a fitted kitchen. To the rear, a useful utility porch provides additional storage and access to the enclosed yard.

To the first floor, a landing serves two well-proportioned double bedrooms. The family bathroom is accessed via the rear bedroom and completes the internal accommodation.

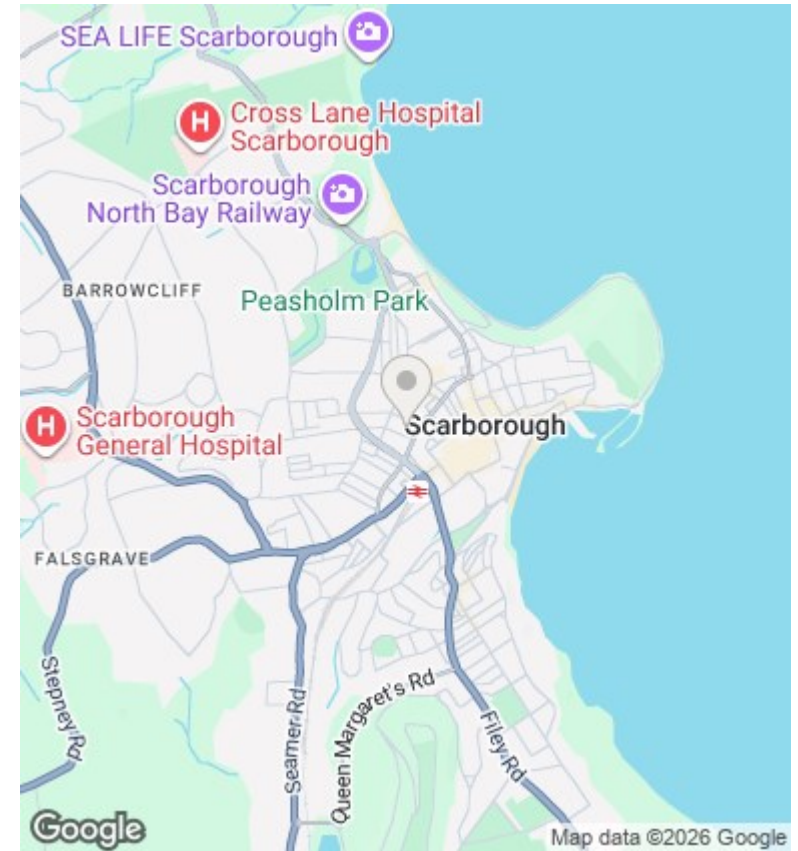
Externally, the property benefits from a low-maintenance enclosed rear yard with gated access — ideal for ease of upkeep.

Being centrally located, the home is ideally positioned for a wide range of amenities including Scarborough's main promenade, supermarkets, local shops, eateries and, slightly further afield, the popular South Bay beach.

Properties in this location and price range rarely remain available for long. Early internal viewing is highly recommended.

Please contact Andrew Cowen Estate Agents for further information or to arrange your viewing.





## Viewings

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

A

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>		77
(55-68) <b>D</b>	62	
(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	