



25 Hibernia Street, Scarborough, YO12 7DH

Guide Price £125,000

- 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

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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

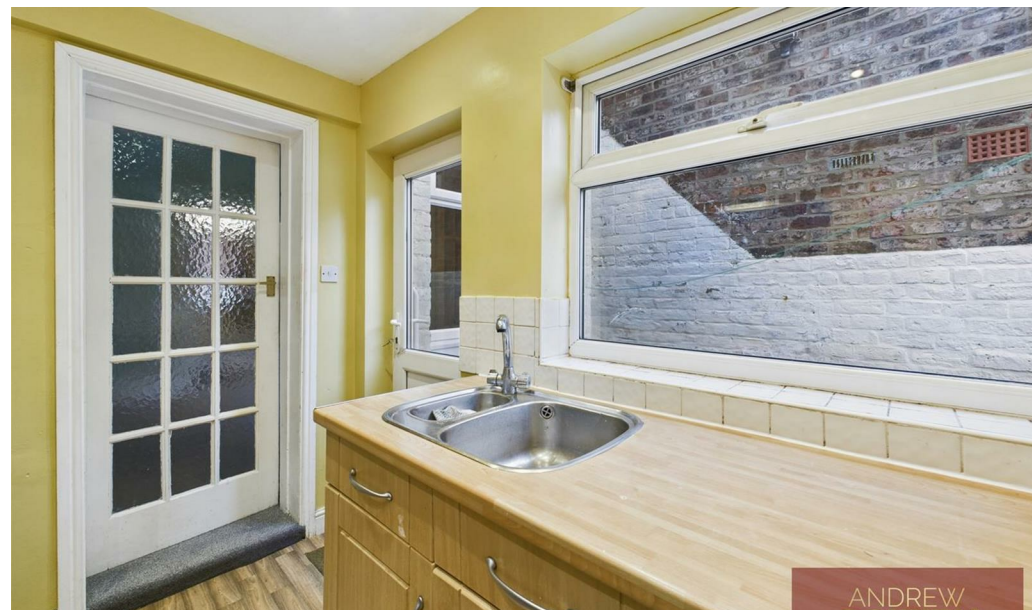


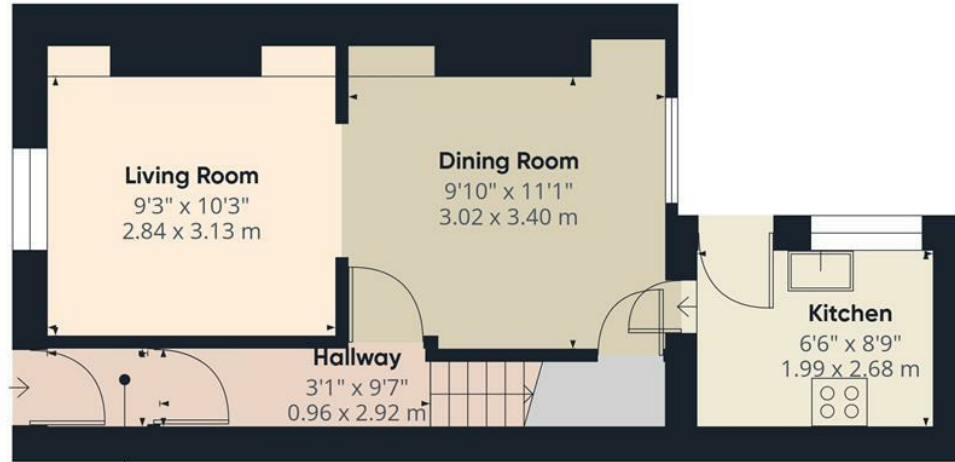
The property benefits from UPVC double glazing throughout and has been refreshed with new carpets and flooring, creating a clean and modern feel. Upon entering, you are welcomed into a bright and versatile living space, leading through to a separate dining room and a fitted kitchen equipped with a gas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

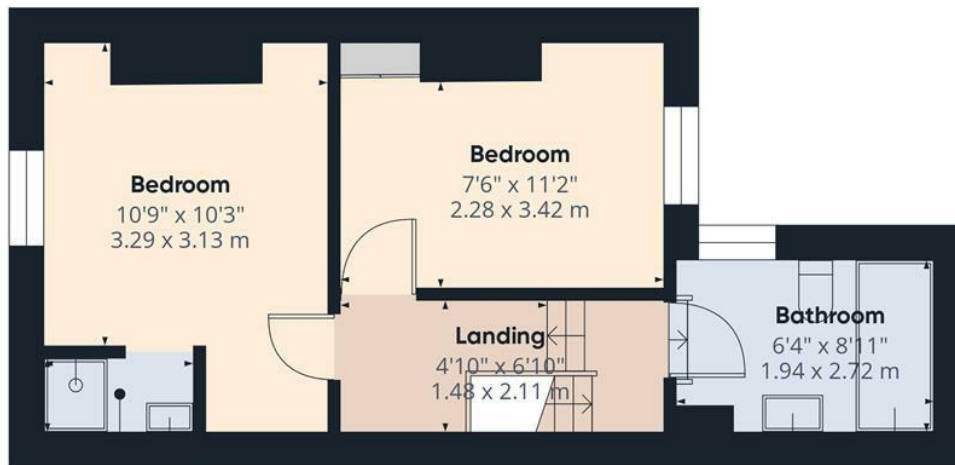
Situated close to local shops, schools, and transport links, Hibernia Street presents a fantastic opportunity to acquire a well-located home with modern improvements already in place. Early viewing is highly recommended to appreciate the accommodation on offer. Call today to book your viewing 01723 377707.





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



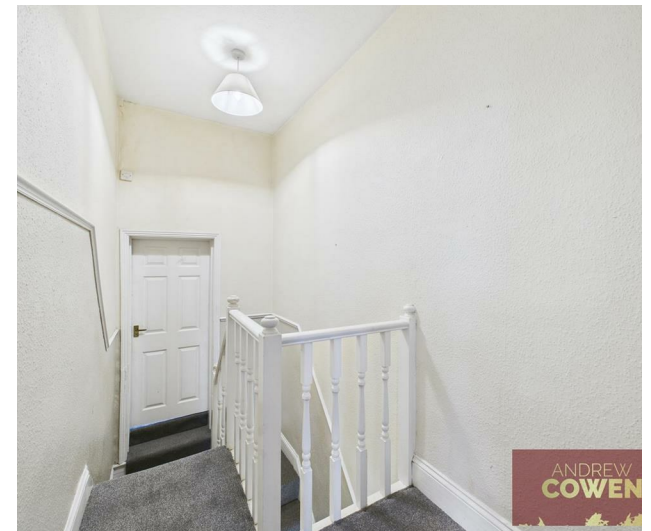
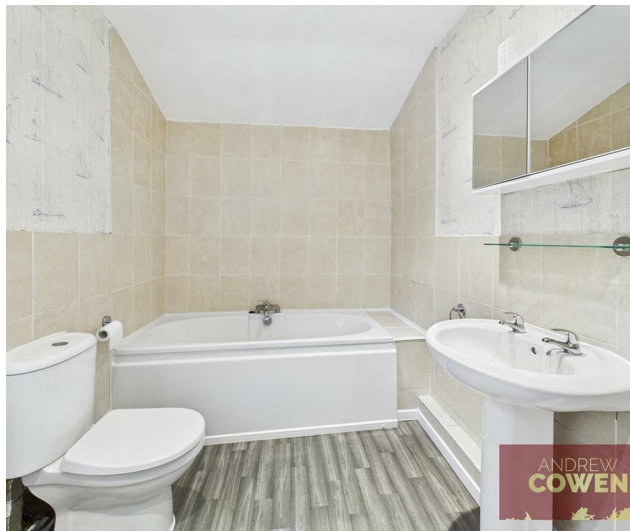
Approximate total area⁽¹⁾

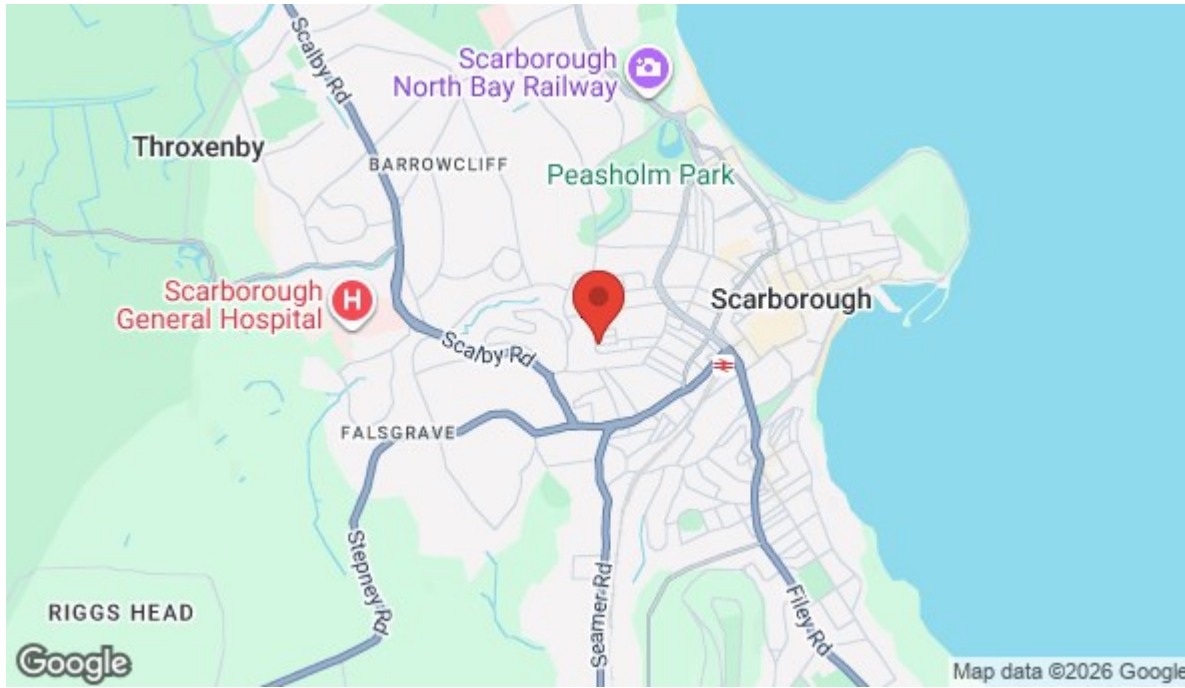
668 ft²
62.2 m²

(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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Looking to Sell?
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01723 377707

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