



Flat 1, 32 Trafalgar Square, Scarborough, YO12 7PY

Guide Price £88,950

- Spacious two bedroom ground floor flat.
- Generous double bedroom & single
- Useful timber storage shed.
- Bedroom with bay fronted window
- Large family bathroom with three-piece suite and shower over bath.
- Sold as investment with tenant in situ .
- Well-appointed kitchen with ample storage.
- Private enclosed rear decked yard.
- Location near town centre and also Peasholm & beach.

32 Trafalgar Square, Scarborough YO12 7PY

A spacious two bedroom ground floor flat offering generous accommodation, a bright bay-fronted bedroom, a generous size lounge, a large family bathroom, single bedroom and a private enclosed rear decked yard with storage shed. An excellent opportunity for first-time buyers, investors or those looking to downsize.



Council Tax Band: A



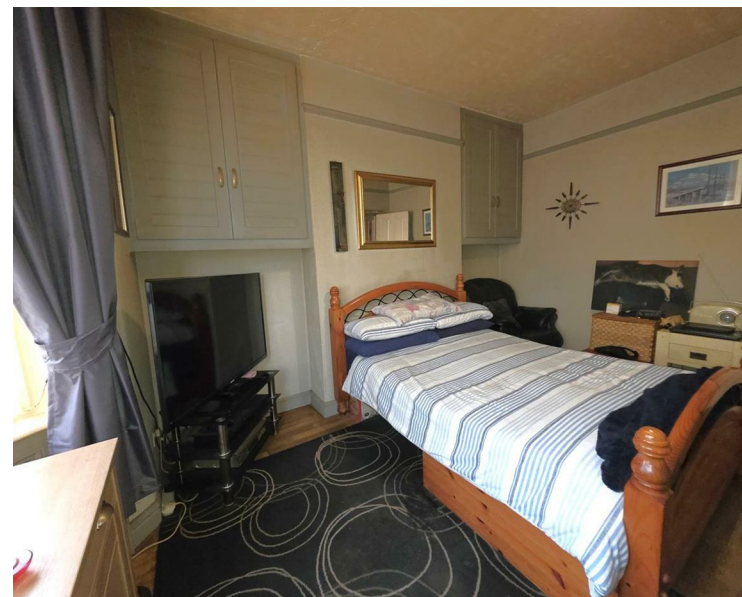
This generously proportioned two-bedroom ground floor flat offers spacious accommodation, character features and a private enclosed rear yard, making it an ideal purchase for first-time buyers, investors or those seeking the convenience of single-level living. There is a tenant in the property with a rent being received further details of this are available on request.

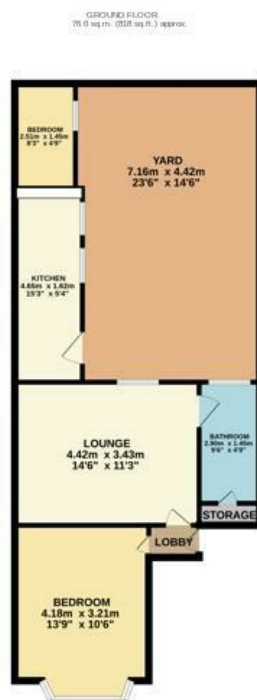
The accommodation centres around lounge with high ceilings and an attractive fireplace, creating an inviting space for both relaxing and entertaining. A fitted kitchen provides ample cupboard and worktop space, while the well-proportioned double bedroom benefits from fitted wardrobes. Completing the accommodation is a bathroom fitted with a white three-piece suite and shower over the bath and a second single bedroom.

Externally, the property enjoys a private enclosed rear decked yard with a useful timber storage shed, providing a low-maintenance outdoor space.

Offering well-balanced accommodation with scope for a purchaser to personalise and enhance, this attractive ground floor flat combines generous room proportions with practical outdoor space, creating a home well suited to a variety of buyers.

Viewing is highly recommended to appreciate the space and potential this property has to offer.





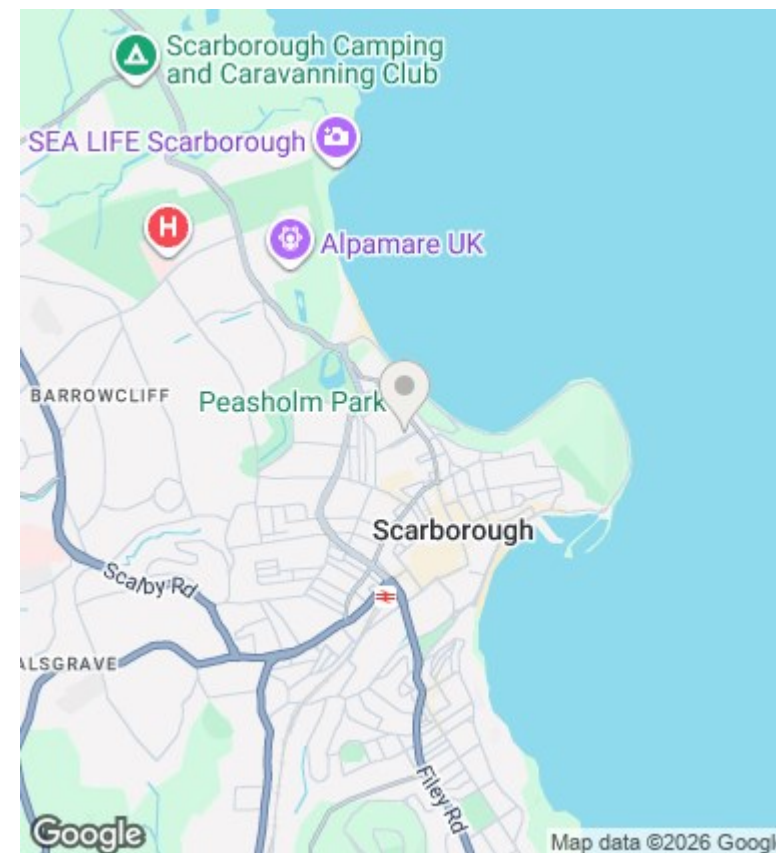
TOTAL FLOOR AREA: 75.0 sq.m. (812 sq.ft.) approx.
Measurements are approximate. Not to scale. Notwithstanding to any
dispute with the agent's office.

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC