



## *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



## 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



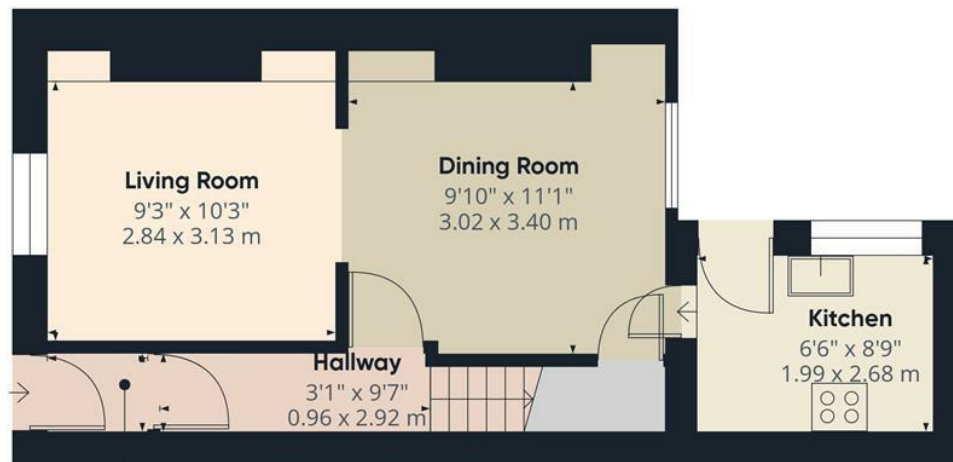
**The property benefits from UPVC double glazing throughout and has been refreshed with new carpets and flooring, creating a clean and modern feel. Upon entering, you are welcomed into a bright and versatile living space, leading through to a separate dining room and a fitted kitchen equipped with a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

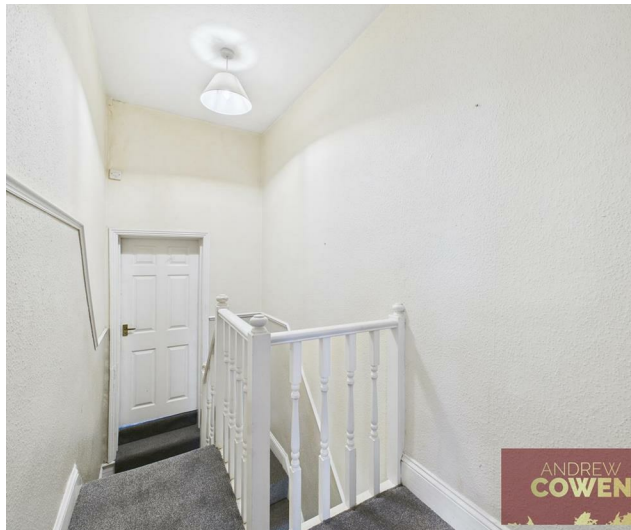
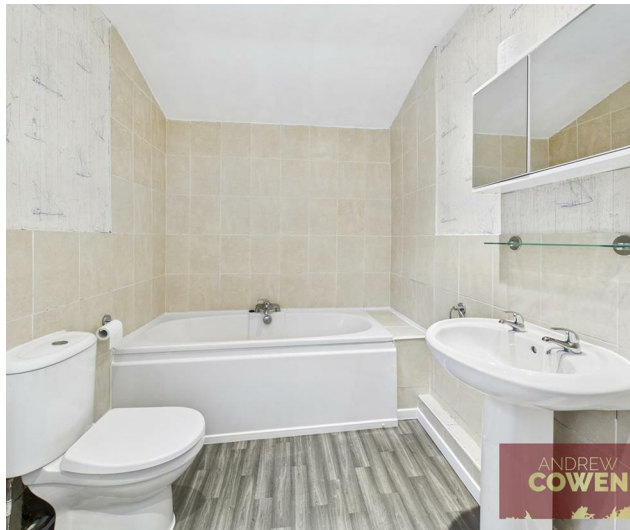
62.2 m<sup>2</sup>

(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.

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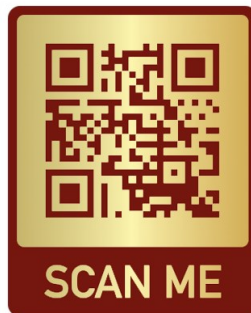






## Energy Efficiency Rating

|                                                    | 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!**