



## 34 Victoria Street, Scarborough, YO12 7SS

Guide Price £99,950

- MID TERRACE HOUSE
- FITTED KITCHEN
- LOFT ROOM
- DOUBLE GLAZING

- THROUGH LOUNGE
- UTILITY ROOM
- BATHROOM

- DINING AREA
- 2 BEDROOMS
- GAS CENTRAL HEATING

## 34 Victoria Street, Scarborough YO12 7SS

This EXTENDED TWO BEDROOM, PLUS LOFT ROOM MID-TERRACE HOUSE is situated within a POPULAR TOWN CENTRE LOCATION would suit a range of buyers including investors, developers and first time buyers looking to join the property ladder. Within walking distance to SCARBOROUGH TOWN CENTRE, FANTASTIC ACCESSABILITY to both beaches and very close to amenities including; a selection of eateries, convenience stores, the TOWN CENTRE SHOPPING PARADE and public transport links. This property is equal distance from the North and South bay BEACHES providing lovely areas to walk, explore and relax.



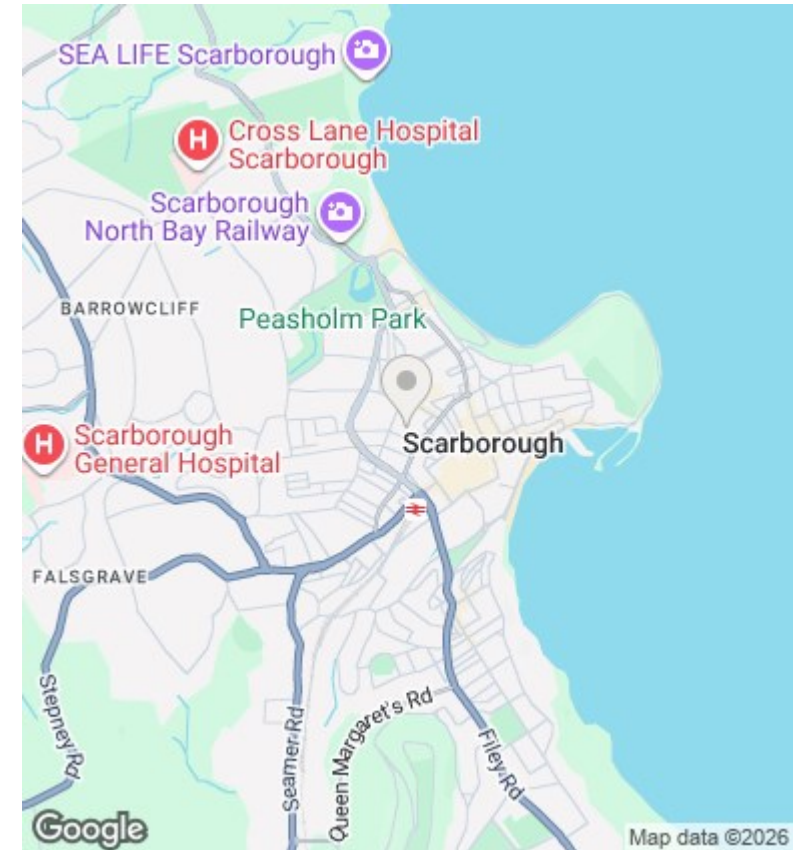
Council Tax Band: A



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This property briefly comprises; entrance hall leading into a spacious lounge with through dining room with bar area, which also leads into a fitted kitchen with a range of both wall and base units, access to utility room ideal for storage. To the first floor is two double bedrooms and a bathroom and access to loft room which is currently used as a bedroom (This room maybe be to building regs).





## Viewings

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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

