colin ellis

Trafalgar Square,
Scarborough, YO12 7PY

Offers In Excess Of £73,000

This one-bedroom flat, ideally situated on Trafalgar Square, offers a fantastic opportunity for those looking to create a home tailored to their own taste. Comprising one reception room, a kitchen, and a bathroom, the property provides a practical layout with plenty of potential. The flat benefits from sole use of both the front and rear yard, offering valuable outdoor space rarely found in such a central location. Positioned close to a wide range of local amenities, shops, and transport links, it is perfectly suited for convenient living.

1 | 1 | 1 | EPC D

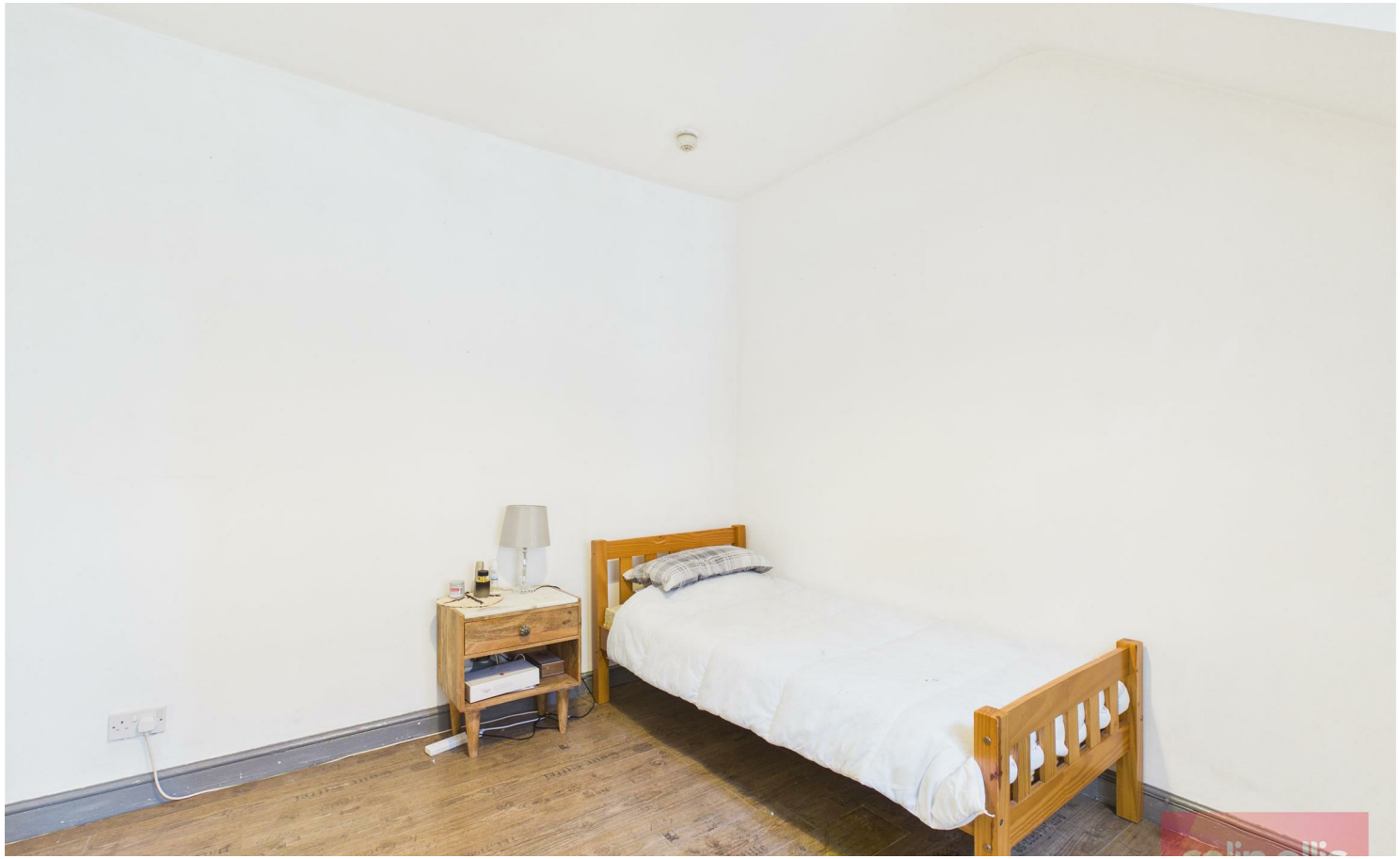
LIVING ROOM
3.95 x 3.99 (12'11" x 13'1")

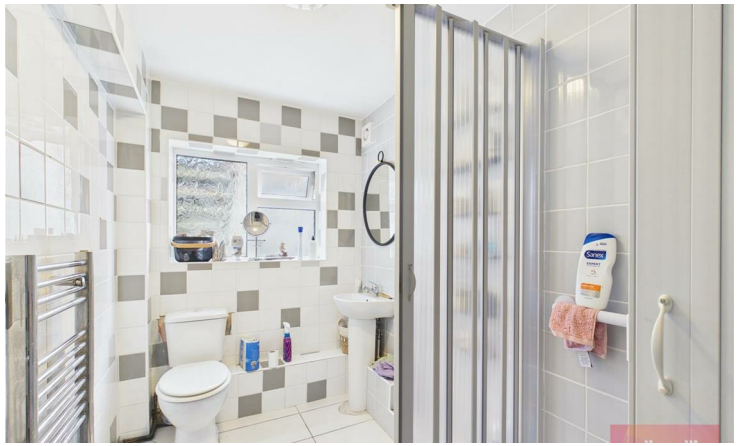
KITCHEN
6.22 x 1.55 (20'4" x 5'1")

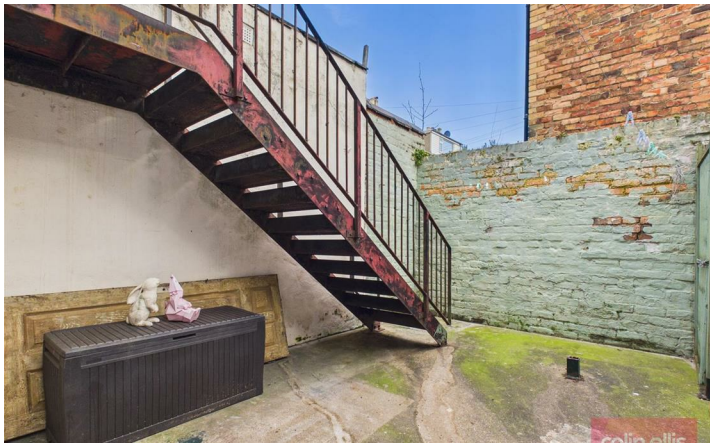
BEDROOM
3.59 x 3.07 (11'9" x 10'0")

BATHROOM
2.37 x 1.59 (7'9" x 5'2")

TENURE
The property is available for long-term lets and is pet-friendly, making it an appealing option for a variety of tenants. Please note, holiday lets are not permitted. The maintenance is £1348.76 PA.







Approximate total area(1)

485 ft²

45 m²

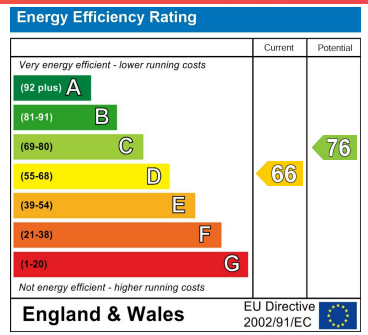
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Trafalgar Square - 18714377
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk