



colin ellis

Trafalgar Terrace, Scarborough, YO12 7QG

This well-presented two-bedroom terraced home on Trafalgar Terrace offers a perfect blend of comfort and convenience. The property features two spacious reception rooms, ideal for both relaxing and entertaining, as well as a fitted kitchen and family bathroom.

Guide Price £120,000

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 2	 D

LIVING ROOM

2.85 x 3.24 (9'4" x 10'7")

DINING ROOM

2.66 x 3.79 (8'8" x 12'5")

KITCHEN

3.65 x 1.65 (11'11" x 5'4")

WC

0.75 x 1.17 (2'5" x 3'10")

BEDROOM

2.85 x 3.68 (9'4" x 12'0")

BATHROOM

3.64 x 1.65 (11'11" x 5'4")

BEDROOM

2.70 x 4.27 (8'10" x 14'0")







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Trafalgar Terrace - 18668172
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.



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