



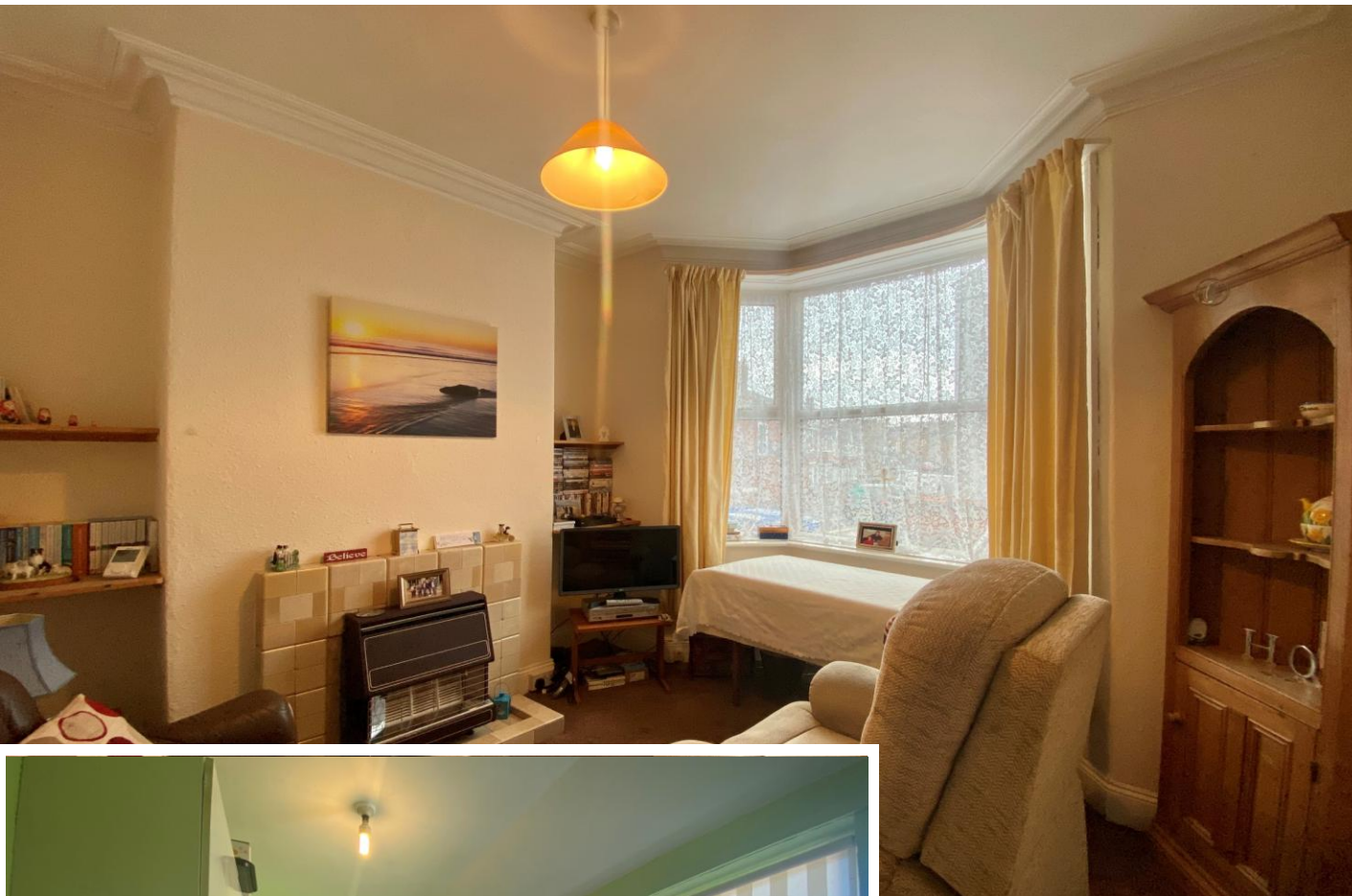
colin ellis

**Trafalgar Terrace,
Scarborough, YO12 7QG**

This two bedroom terrace is located close to Peasholm Park and Scarborough's North Bay. The property is a short walk into Scarborough Town Centre and offers a great opportunity for a first time buyer, investment property or as a holiday let.

Guide Price £100,000

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This two bedroom terrace is located close to Peasholm Park and Scarborough's North Bay. The property is a short walk into Scarborough Town Centre and offers a great opportunity for a first time buyer or as a holiday let. The property has an entrance hall with vestibule area, a lounge with bay fronted window and feature gas fireplace. Also on the ground floor is a dining room with storage and fireplace and a kitchen overlooking the rear yard. Upstairs there is a landing area, to the right is the main bedroom which is spacious in size and features storage, to the left is the second bedroom with storage and a main bathroom with three piece suite in white. Outside to the front is a courtyard entrance with gate access and to the rear is a yard with pedestrian gated access and two outbuildings for storage.

DIRECTIONS

From Scarborough Railway Station proceed down Northway and at the traffic lights take a right onto Victoria Road, at the roundabout take a left onto North Marine Road then take a left onto Trafalgar Road and take a left onto Trafalgar Terrace with the property located on the right hand side.

ENTRANCE HALL

uPVC front door leading to vestibule area and on to a larger entrance hall with radiator, ceiling light and stairs to first floor.

LOUNGE

11' 7" x 10' 8" (3.55m x 3.27m)

Lounge with bay fronted window, feature gas fireplace with tiled surround, coving, radiator, ceiling light and door to hall.

DINING ROOM

12' 7" x 9' 0" (3.84m x 2.76m)

Dining room with uPVC double glazed window overlooking the rear, feature gas fireplace with tiled surround, radiator, ceiling light, under stairs storage, door to hallway and door to kitchen.



KITCHEN

9' 1" x 5' 10" (2.79m x 1.80m)

Galley kitchen with a range of fitted cupboards and drawers, stainless steel sink, space for fridge freezer, washing machine and oven. uPVC double glazed window overlooking the rear and uPVC door to rear yard.

LANDING

Stairs leading to upper landing with ceiling light and loft access.

BEDROOM ONE

12' 11" x 9' 1" (3.95m x 2.78m)

Spacious bedroom with uPVC double glazed window overlooking the front, over stairs storage cupboard, radiator, ceiling light and door to landing.

BEDROOM TWO

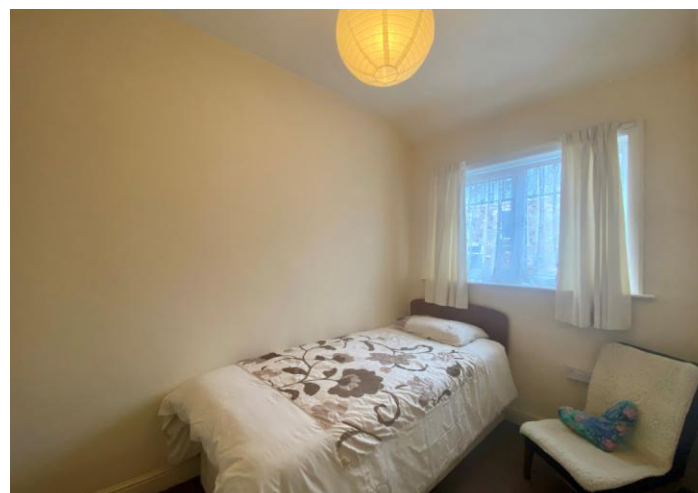
7' 1" x 6' 5" (2.17m x 1.96m)

Second bedroom with uPVC double glazed window overlooking the rear, radiator, ceiling light, over stairs storage cupboard and door to landing.

BATHROOM

7' 6" x 6' 2" (2.29m x 1.88m)

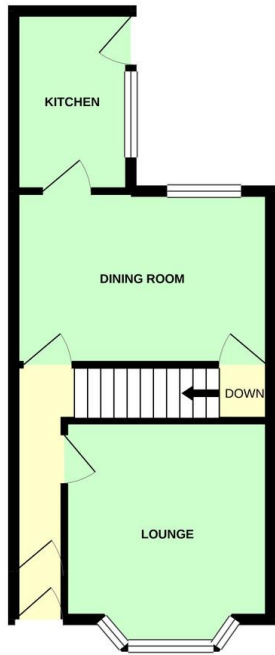
Bathroom with three piece suite in white, sink with built in vanity cabinet, shower over bath, part tiled walls, uPVC double glazed window, door to landing.



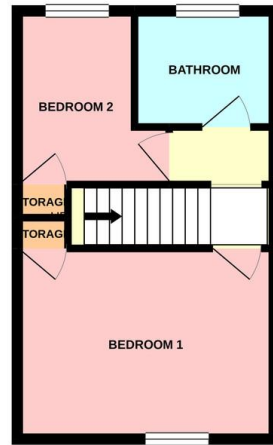
OUTSIDE

To the front is a courtyard entrance with gated access, to the rear is a yard with gated access and two outbuildings for storage.

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Trafalgar Terrace - Reference Number: 11021

Council Tax Band: Band A

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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