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21 Trafalgar Terrace, Scarborough

Guide Price £139,995







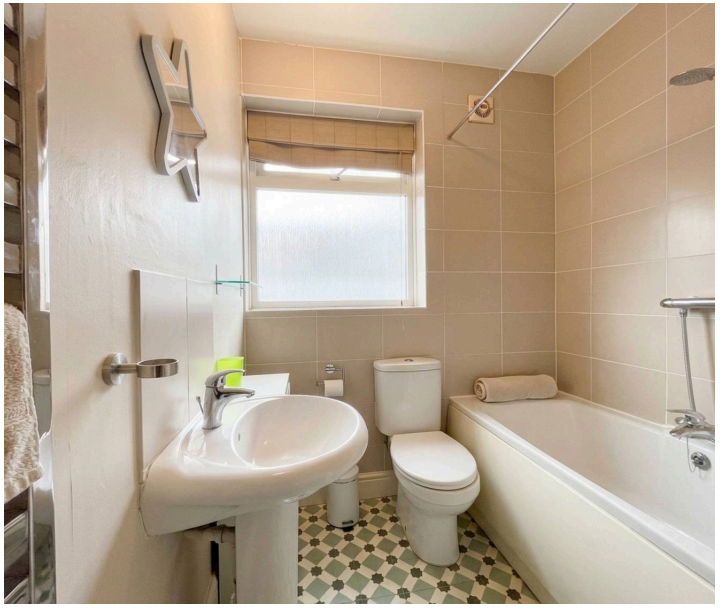
21 Trafalgar Terrace

Scarborough

- WELL PRESENTED TWO BEDROOM TERRACED HOUSE
- IDEALLY LOCATED ON TRAFALGAR TERRACE CLOSE TO PEASHOLM PARK
- MODERN FITTED KITCHEN/DINER WITH FRENCH DOUBLE DOORS INTO REAR DECKING AREA
- GAS HEATED AND DOUBLE GLAZED
- IDEAL SECOND HOME/ HOLIDAY LET OR FIRST TIME BUY
- NO ONWARD CHAIN

We are delighted to present this well presented two bedroom terraced house, ideally situated on the sought-after Trafalgar Terrace, just a short stroll from the picturesque Peasholm Park. This charming property offers a fantastic opportunity for those seeking a stylish second home, a lucrative holiday let, or an inviting first time buy. Stepping inside, you are greeted by a welcoming ambience and a thoughtfully designed layout, with the heart of the home being the impressive modern fitted kitchen/diner. This space is perfect for both everyday living and entertaining, featuring contemporary cabinetry, ample worktop space, and elegant French double doors that seamlessly connect to the rear. The generous living room boasts a light and airy feel, enhanced by double glazed windows that allow natural light to flood the space, creating a warm and inviting atmosphere. Upstairs, two well proportioned bedrooms provide comfortable accommodation, each finished to a high standard, making them ideal for restful nights or versatile enough for a home office or guest room.







The property benefits from efficient gas central heating and quality double glazing throughout, ensuring comfort and energy efficiency in every season. With its neutral décor and modern finishes, this home is ready to move into with no onward chain, allowing for a smooth and hassle-free purchase. Perfectly positioned for easy access to local amenities, transport links, and the scenic beauty of Peasholm Park, this delightful terraced house combines convenience with lifestyle appeal. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Hallway

Living Room 12' 6" x 11' 4" (3.81m x 3.45m)

Kitchen/Diner 14' 4" x 11' 0" (4.37m x 3.35m)

FIRST FLOOR

Landing

Bedroom One 12' 11" x 10' 2" (3.94m x 3.09m)

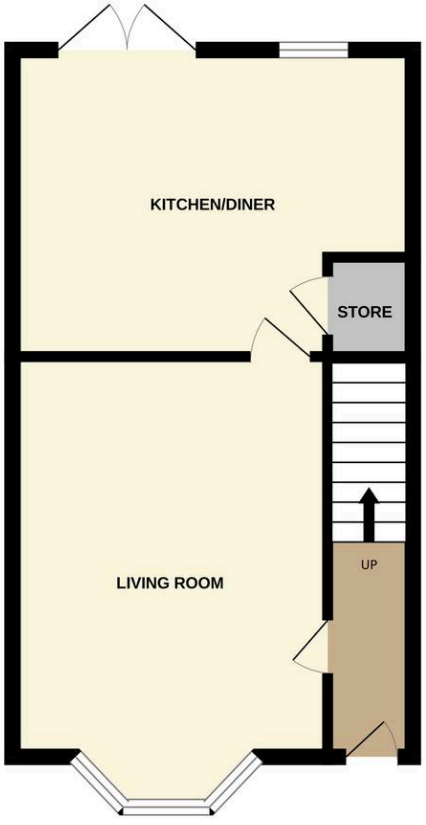
Bedroom Two 14' 6" x 11' 1" (4.43m x 3.38m)

Bathroom 7' 10" x 6' 4" (2.40m x 1.93m)

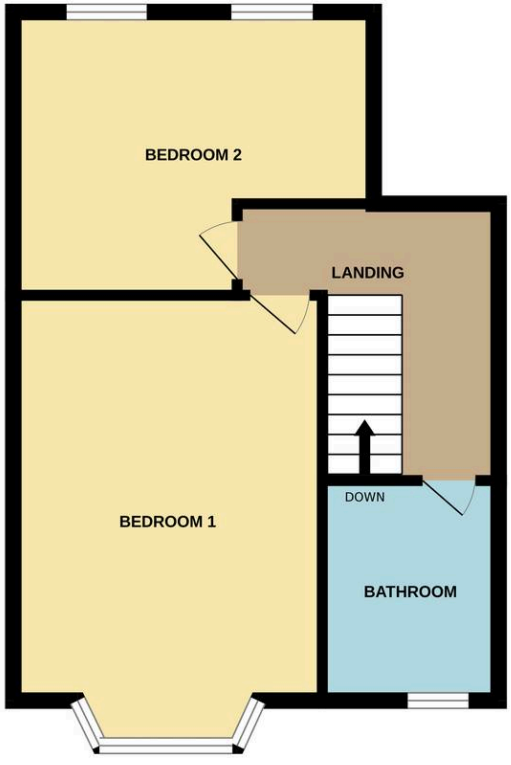
HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132