



HUNTERS[®]
HERE TO GET *you* THERE

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HUNTERS

Trafalgar Terrace, Scarborough

Offers In Excess Of £120,000



Hunters are pleased to present this charming terraced house offers a comfortable and practical living space, perfect for individuals, couples, or families.

Upon entering, you are welcomed into a cosy living room, ideal for relaxing or entertaining guests. The room is well-proportioned, offering plenty of natural light and a warm, inviting atmosphere. Beyond the living room, a separate dining room provides a dedicated space for family meals or social gatherings. This room flows seamlessly into the kitchen, which is well-equipped with ample storage and worktop space, making meal preparation both convenient and enjoyable. For added convenience, a downstairs WVC is located on the ground floor, providing practicality for guests and everyday use.

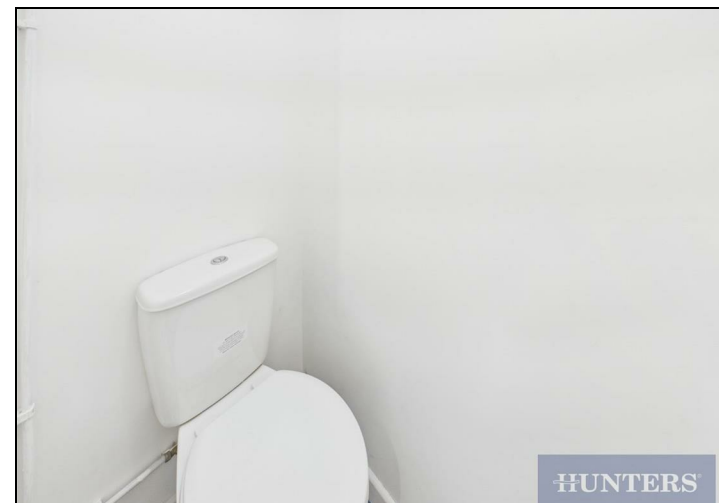
Upstairs, the family bathroom serves the household with modern fixtures and fittings, ensuring comfort and functionality. The upper level also offers two spacious bedrooms, providing comfortable and versatile sleeping arrangements, making it a well-balanced home.

To the rear of the property, a private low maintenance yard provides outdoor space for relaxation adding to the home's overall appeal. With its well-planned layout, desirable features and just a short walk from the North Bay Beach and local transport link, this terraced house is a wonderful place to call home.

Don't miss out on the chance to view this wonderful property!

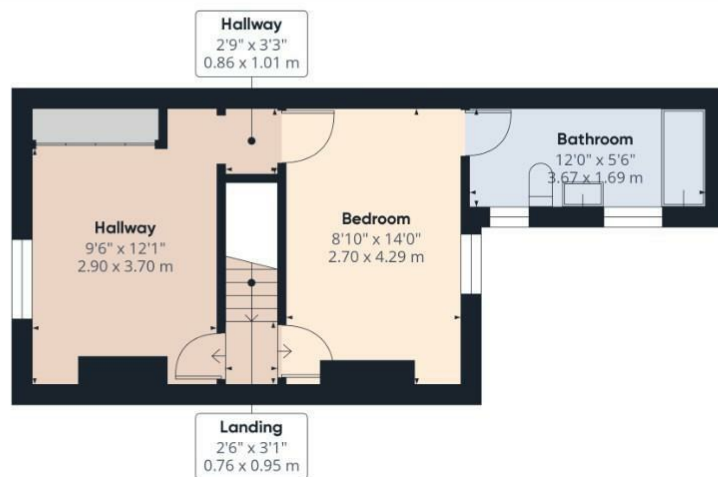
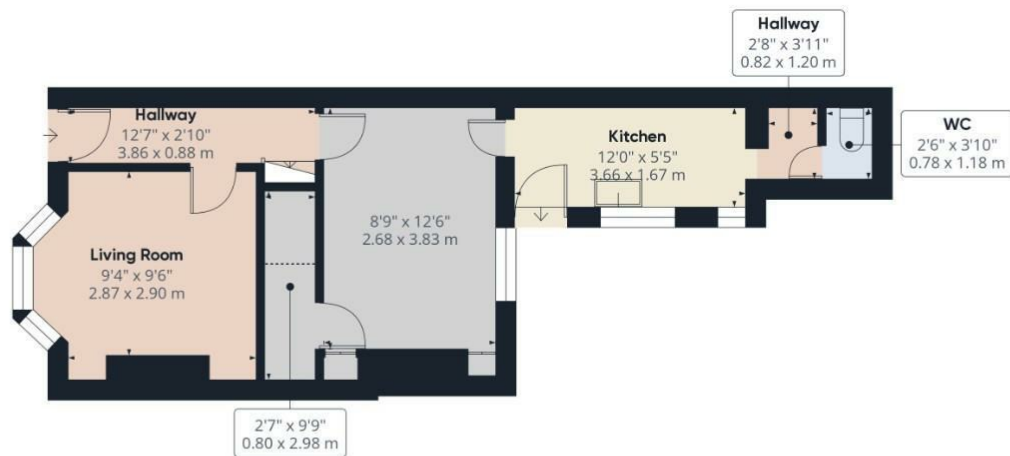
KEY FEATURES

- Large Kitchen
- Spacious Living Room
- Seperate Dining Room
- Two Bedrooms
- Family Bathroom and Downstairs WC
- Council Tax: A
- EPC: D









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Approximate total area⁽¹⁾

Reduced headroom
9.35 ft²
0.87 m²

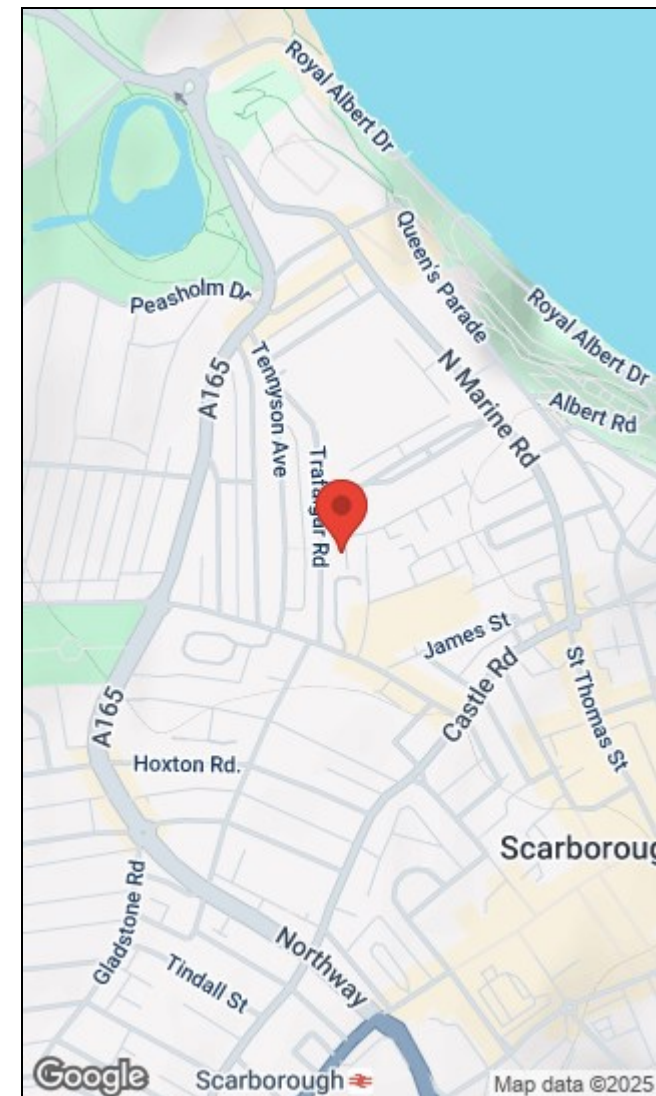
(1) Excluding balconies and terraces


Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com



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