



## Trafalgar Road , Scarborough, YO12 7QR

- Spacious and versatile three-storey family home
- Electric garage door and low-maintenance yard
- Separate living and dining rooms with bright bay windows
- Modern air source heat pump for improved energy efficiency
- Four generous bedrooms and loft room
- Desirable Trafalgar Road location close to North Bay and town centre

**£220,000**



# Trafalgar Road , Scarborough, YO12 7QR

## DESCRIPTION

This spacious and characterful three-storey home offers versatile living across three levels, combining generous room sizes with thoughtful modern updates including an air source heat pump and electric garage door.

The ground floor features a welcoming entrance hallway leading to a bright living room with bay window, ideal for relaxing or entertaining. A separate dining room creates the perfect space for family meals or gatherings, while the kitchen to the rear provides ample storage and worktop space, with access to the yard and garage.

On the first floor, there are four well-proportioned bedrooms, a family bathroom, and a separate WC, offering flexibility for those working from home or in need of extra guest accommodation. The second floor benefits from a spacious loft room, perfect for use as a hobby room, or additional storage space.

Externally, the property enjoys a low-maintenance yard, an electric garage door providing easy access to secure parking, and an air source heat pump system that enhances energy efficiency throughout the home.

Situated on Trafalgar Road in Scarborough, this property is ideally positioned within walking distance of both the town centre and North Bay, offering easy access to local shops, cafés, schools, and transport links. The area is well-regarded for its blend of coastal charm and convenience, making it popular with families and professionals alike. Residents can enjoy scenic walks to the seafront, nearby parks, and the beautiful North Bay beach — all just moments from the doorstep.

This impressive property offers fantastic potential for a growing family or those seeking space and versatility in a convenient location.

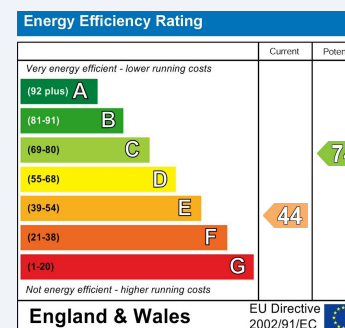






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.