



**Trafalgar Street West
Scarborough
North Yorkshire
YO12 7AX**

Offers In Excess Of £109,000

bettermove

Trafalgar Street West Scarborough

Bettermove are proud to present this 2 bedroom terraced house in Scarborough, available with no forward chain.

This property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from gas central heating and has partial double glazing throughout, with on street parking available.

The council tax band is A.

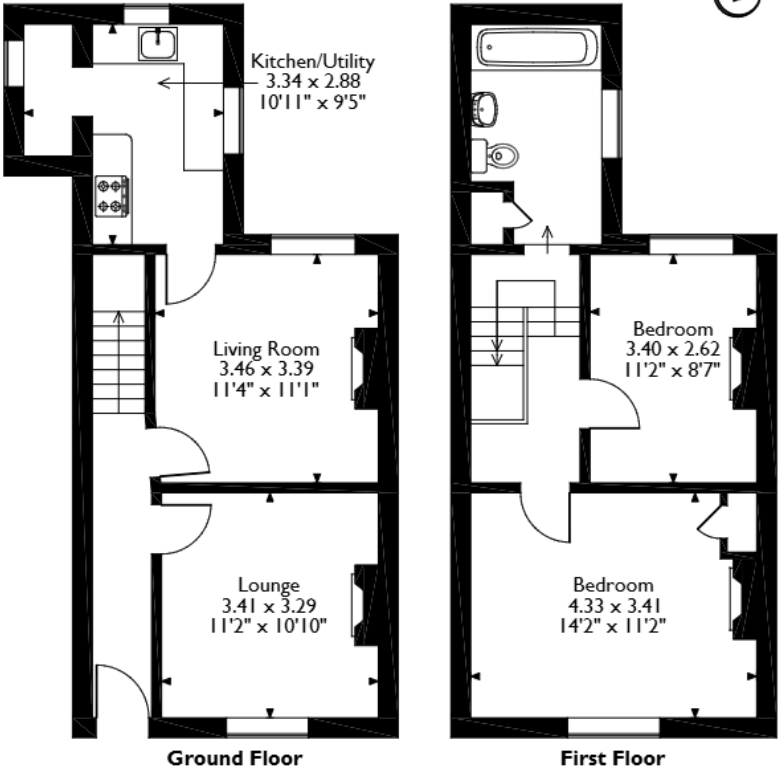
The property comprises a spacious living room, dining room/second reception room, fitted kitchen and utility room on the ground floor. The first floor consists of two double bedrooms and the family bathroom. The exterior boasts a private courtyard, perfect for enjoying the summer months.

Located in the popular seaside town of Scarborough, the property is close to a range of amenities including shops, supermarkets, restaurants, pubs and close access to the sea front. Excellent transport links can be found from Scarborough Railway Station, a variety of local bus routes and close access to the A171 and A165.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Trafalgar Street West, Scarborough
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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