



## 75 Trafalgar Road

North Bay, Scarborough, YO12 7QR

Offers In Excess Of £135,000



We are pleased to offer for sale this three-bedroom mid-terrace house located on Trafalgar Road, Scarborough. The property is well positioned for access to North Bay, Peasholm Park, local amenities and the town centre, making it a convenient choice for a range of buyers.

The accommodation briefly comprises a lounge leading through to a dining room and a kitchen to the ground floor. To the first floor is the main bedroom, along with a large family bathroom and separate WC. A further two bedrooms are located on the second floor. Externally, the property benefits from an enclosed rear yard, providing a low-maintenance outdoor space.

The property is offered for sale with no onward chain, which may allow for a straightforward purchase. Early viewing is recommended to appreciate the accommodation and location on offer. Please contact our sales team to arrange a viewing.



## Front Courtyard

## Hallway

Lounge 11'1" x 9'10" (3.4 x 3)

Dining Room 10'5" x 9'10" (3.2 x 3)

Kitchen 14'5" x 6'2" (4.4 x 1.9)

Bedroom 1 13'1" x 11'1" (4 x 3.4)

Bathroom 9'2" x 7'6" (2.8 x 2.3)

WC 7'3" x 3'5" (2.21 x 1.06)

Bedroom 2 13'1" x 11'1" (4 x 3.4)

Bedroom 3 9'2" x 7'6" (2.8 x 2.3)

## Outside

## HMRC

If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

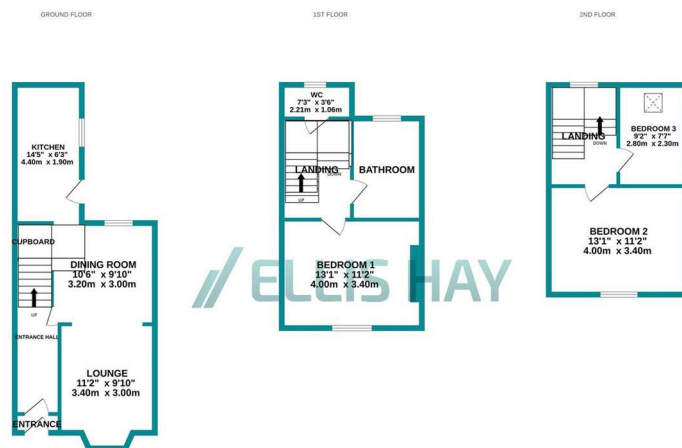
## Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E	47		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band: A

## Tenure: Freehold



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or life span.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property