



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**£140,000**

3 TRINITY CHURCH COURT, TRINITY ROAD, SCARBOROUGH, YO11 2TR

- Two Bedroom Maisonette
- Well Presented Throughout
- Eye Catching Features
- Communal Gardens

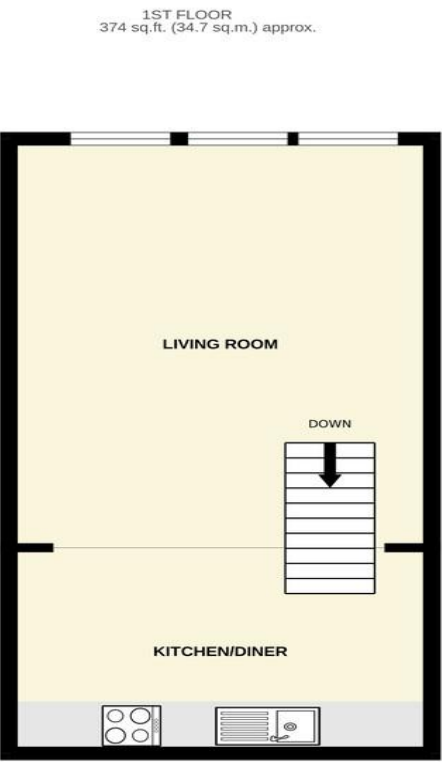
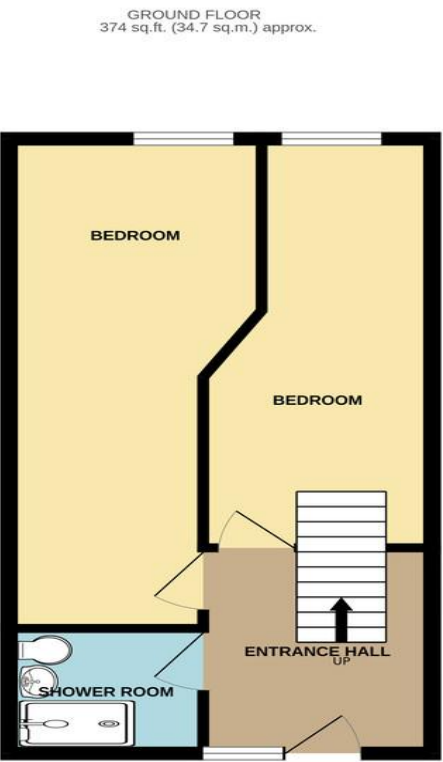
FONT HOUSE IS A SUPERB TWO BEDROOM MAISONETTE PACKED FULL OF CHARM AND CHARACTER FORMING PART OF TRINITY CHURCH COURT, MADE UP OF 12 INDIVIDUAL PROPERTIES. THIS FORMER CHURCH WAS CONVERTED IN 2003/4 TO A SUPERB STANDARD WITH ITS AMAZING VAULTED CEILINGS AND INTERNAL STREET, THIS APARTMENT WILL MAKE A GREAT HOME FOR SOMEONE AND NEEDS TO BE VIEWED TO BE APPRECIATED.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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### Property Description

Font house when briefly described comprises, two double bedrooms and modern shower room to the ground floor. Staircase to the first floor opens into the living room with vaulted ceiling, zoned to the kitchen diner separated by a dramatic stone arch. Each property has access to the internal street and well-kept communal gardens.



### GROUND FLOOR

ENTRANCE HALL

BEDROOM  
17' 10" x 8' 4" (5.44m x 2.54m) max

BEDROOM  
21' 4" x 8' 4" (6.5m x 2.54m) max

SHOWER ROOM

### FIRST FLOOR

LIVING ROOM  
19' 4" x 14' 8" (5.89m x 4.47m)

KITCHEN/DINER  
14' 8" x 8' 9" (4.47m x 2.67m)

### OUTSIDE

COMMUNAL GARDENS