



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Scalby Mills Road, Scarborough | £170,000  
Call us today on 01723 336760



### 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.

Entrance Hall  
Intercom, spotlights, storage cupboard, cupboard housing boiler, telephone point and power points.

Kitchen/Lounge  
15'7" x 18'8"  
UPVC double glazed doors to the front aspect, two UPVC double glazed windows to the front aspect, roll top work surfaces with range of wall and base units, integrated dishwasher, integrated fridge/freezer, integrated electric oven, integrated electric hob, sink and drainer unit, spotlights, under cabinet lights, three TV points, two telephone points, hot air vent and power points.

Bedroom 1  
12'2" x 8'3"  
Two UPVC double glazed windows to the rear aspect, central heating thermostat, TV point, telephone point and power points.

Bedroom 2  
10'1" x 11'3"  
Three UPVC double glazed windows to the side aspect, central heating thermostat, TV point, telephone point and power points.

Bathroom  
UPVC double glazed opaque window to the rear aspect, spotlights, tiled flooring, fully tiled walls, heated towel rail, extractor fan, shaving point and three-piece bathroom suite

comprising of panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Outside Space  
Communal garden, mainly laid to lawn garden with shrub and plant borders and patio area.

Parking  
One designated parking space.

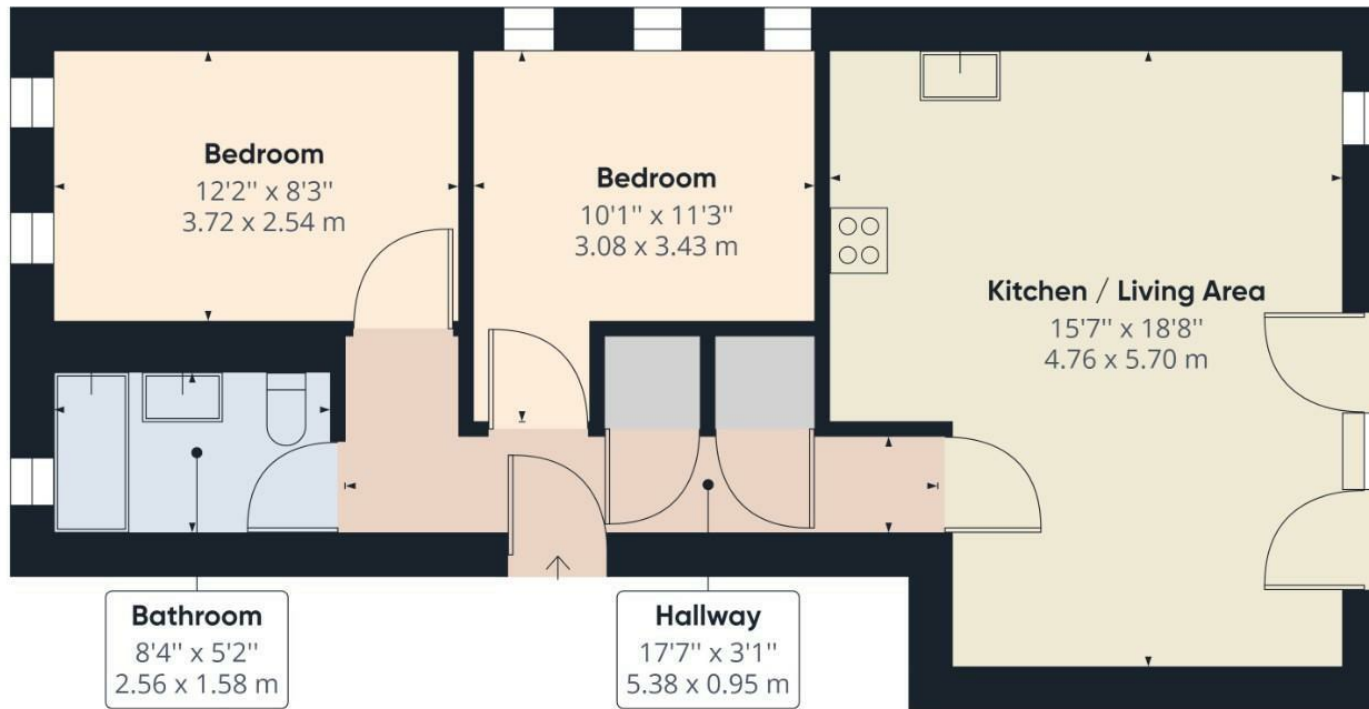
Material Information  
Scarborough  
Council Tax- C  
EPC- C  
Leasehold - 983 years remaining  
Maintenance with Y&Y- service charge is £1290.68  
ground rent is £391.84

**Hunters are pleased to bring to the market this ECO-FRIENDLY WELL PRESENTED, TWO BEDROOM CONTEMPORARY APARTMENT, located on the NORTH SIDE of Scarborough within walking distance of the NORTH BAY BEACH & NORTH CLIFF GOLF COURSE! This SPECTACULAR apartments benefits many energy efficient systems which include a heat pump that generates the hot water and UNDERFLOOR HEATING, allowing greatly reduced energy costs making this an IDEAL HOLIDAY HOME OR PERMANENT RESIDENCE!**

**In brief the property comprises: Entrance hall with a range of cupboards housing the boiler, plumbing for washing machine and extra storage space, modern open plan kitchen/living room/diner with a range of integrated appliances and UPVC double doors. To the outside of this beautiful ground floor apartment you are welcomed by a patio area and surrounded by communal lawned gardens and designated parking space for sole use of the flat.**

**Conveniently situated just less than a mile from the Town Centre in one of Scarborough's most desirable locations with only a short stroll from the property to the beach and popular sea life centre. The property offers excellent access to a wide range of amenities and attractions including a garage and Tesco express, 'Alpamare' water park, not to mention a choice of pubs and restaurants. Also located nearby is Peasholm Park, offering numerous attractions such as a boating lake, a putting green and a champion tree walk. Scalby Mills Road is also near Europe's largest open air theatre where some of the biggest names in the music industry have performed. If all this isn't enough, the property is adjacent to the North Cliff Golf Club where golfers of all abilities can play while admiring the views of the North Yorkshire Moors and glorious sea views across the North Bay towards the Castle.**

**Call today to book a viewing!**



Approximate total area<sup>(1)</sup>

596.21 ft<sup>2</sup>

55.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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.

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