



## West Street, Scarborough

- One Double Bedroom
- No Onward Chain
- Close To Amenities
- Investment Property
- Ground Floor

Asking Price £60,000

Tenure: Leasehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# West Street, Scarborough

## DESCRIPTION

Hunters are pleased to bring to the market this ONE BEDROOM GROUND FLOOR FLAT located on the SOUTH SIDE of Scarborough offering ONE DOUBLE BEDROOM and OPEN PLAN LIVING ROOM/KITCHEN. This property would be an ideal purchase for a range of buyers including investors.

This bright abode briefly comprises of: entrance hall leading to open plan bay fronted living room/kitchen, one bay fronted double bedroom and bathroom with three piece suite.

Conveniently situated to the South of Scarborough in a desirable residential area just minutes away from the famous Esplanade where you can enjoy strolling above the Spa and looking over the Italian gardens towards the harbour, historic old town and the sea. The property also offers excellent access to a wealth of amenities including ,local shops, Scarborough South Bay, Scarborough Town centre, schools and the University Campus.

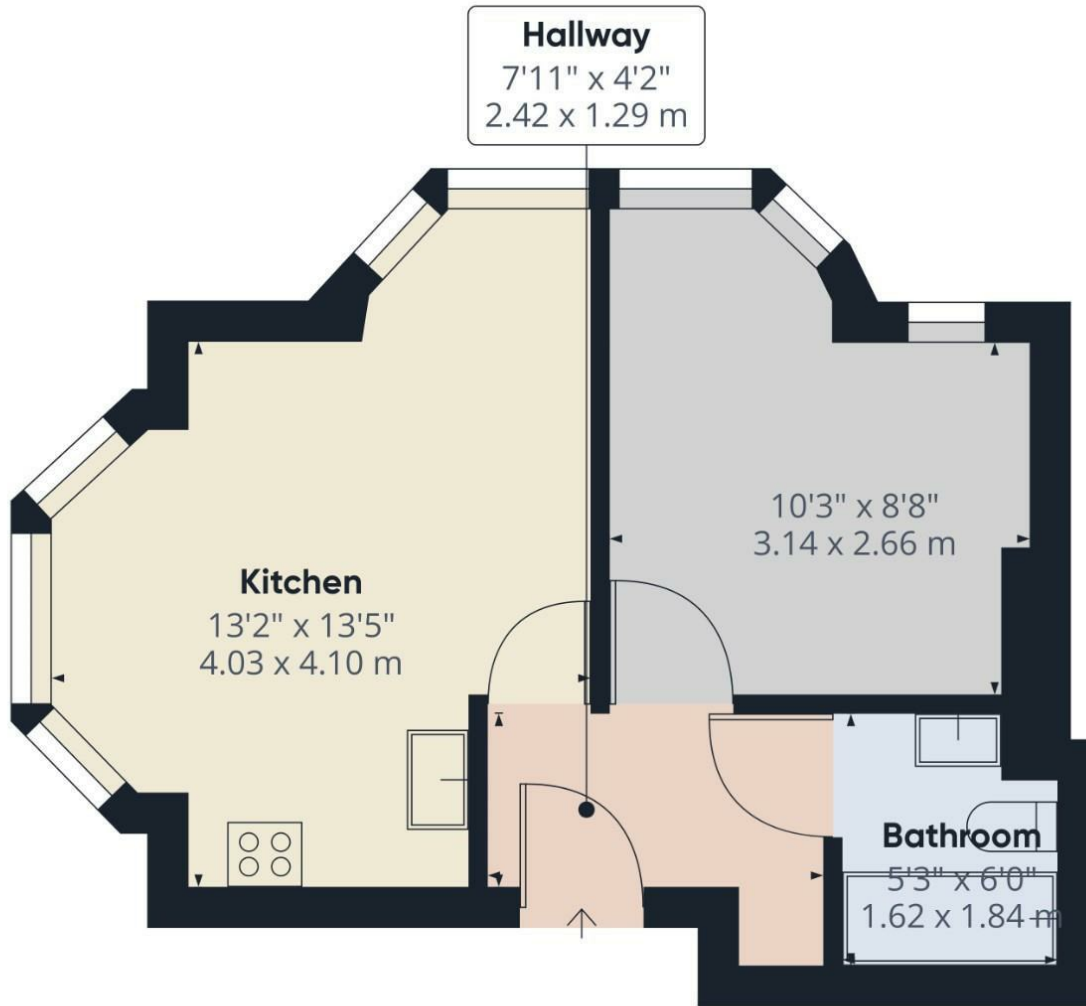
Call today to arrange your viewing 01723 336760!



## 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.

Approximate total area<sup>®</sup>  
343.29 ft<sup>2</sup>  
31.89 m<sup>2</sup>



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

GIRAFFE 360

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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.  
33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

