



HUNTERS[®]

HERE TO GET *you* THERE

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HUNTERS[®]

Grosvenor Road, Scarborough

Offers In The Region Of £120,000



Hunters are proud to bring a to the market this MODERN TWO BEDROOM FREEHOLD APARTMENT CENTRALLY LOCATED on the SOUTH SIDE OF SCARBOROUGH benefiting from UPVC DOUBLE GLAZING, NEW BOILER and REAR OUTDOOR SPACE. Offering SPACIOUS ROOMS this fantastic property is perfect for people looking for a HOLIDAY HOME or PERMANENT RESIDENCE.

This first floor well presented apartment briefly comprises; an elegant living room with bay window with views overlooking the valley, two generous sized bedrooms , fully fitted modern kitchen and a stylish bathroom. To the outside of the property you are presented with private garden area with outdoor shed.

Being located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled South Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months and the miniature railway providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links.

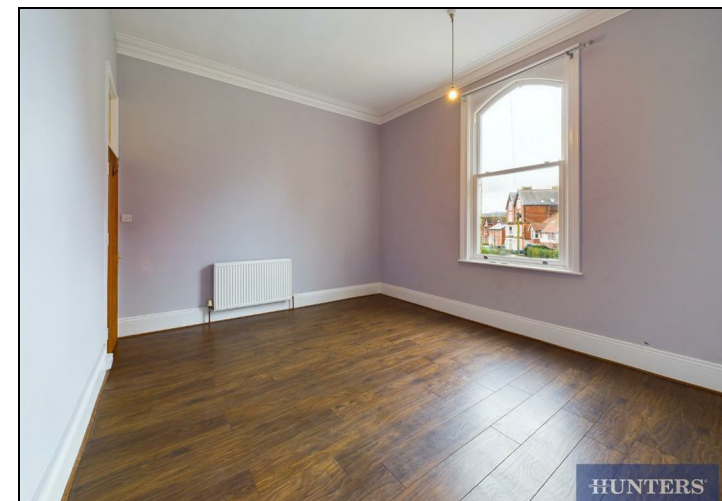
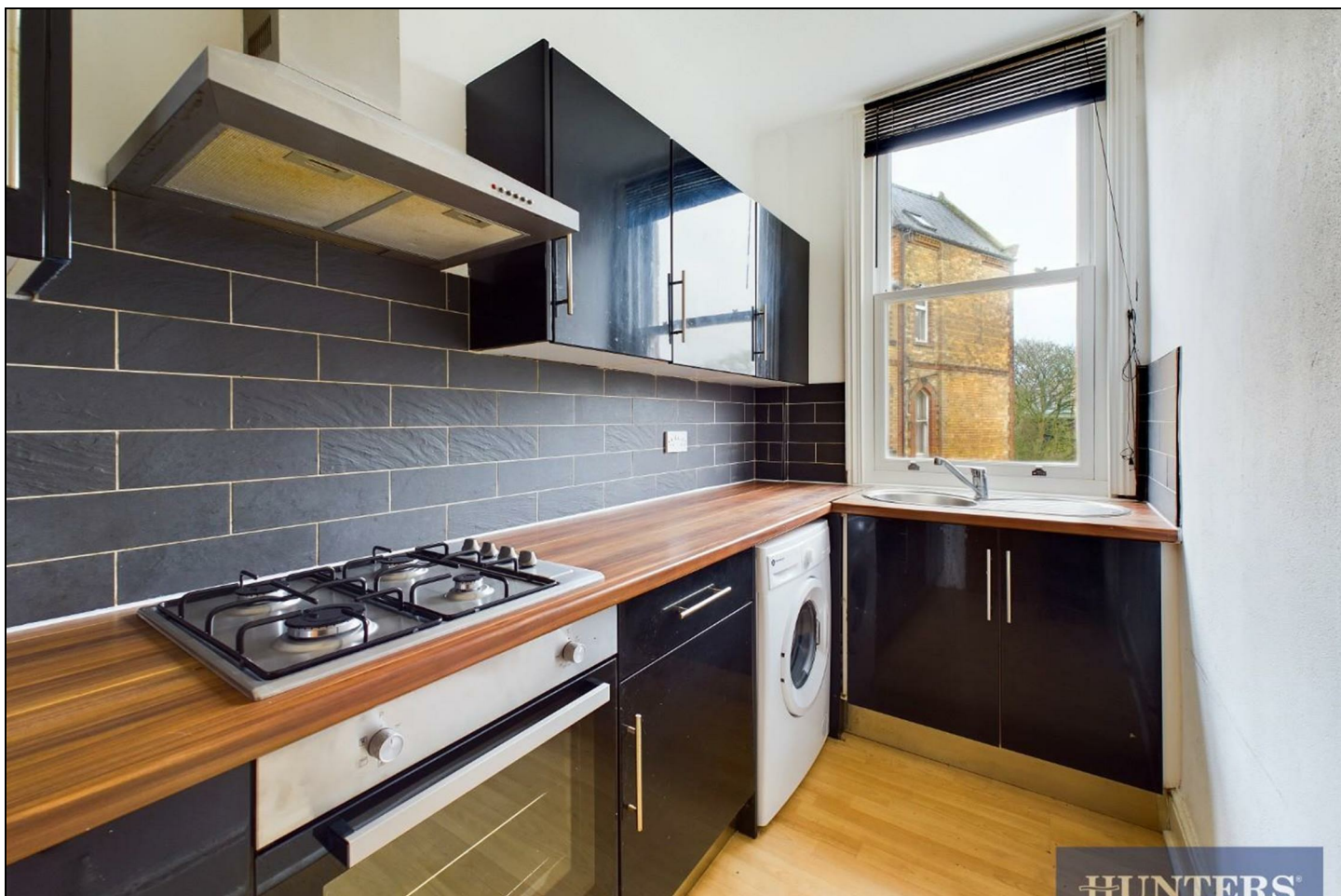
Call the office to arrange a viewing!

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




KEY FEATURES

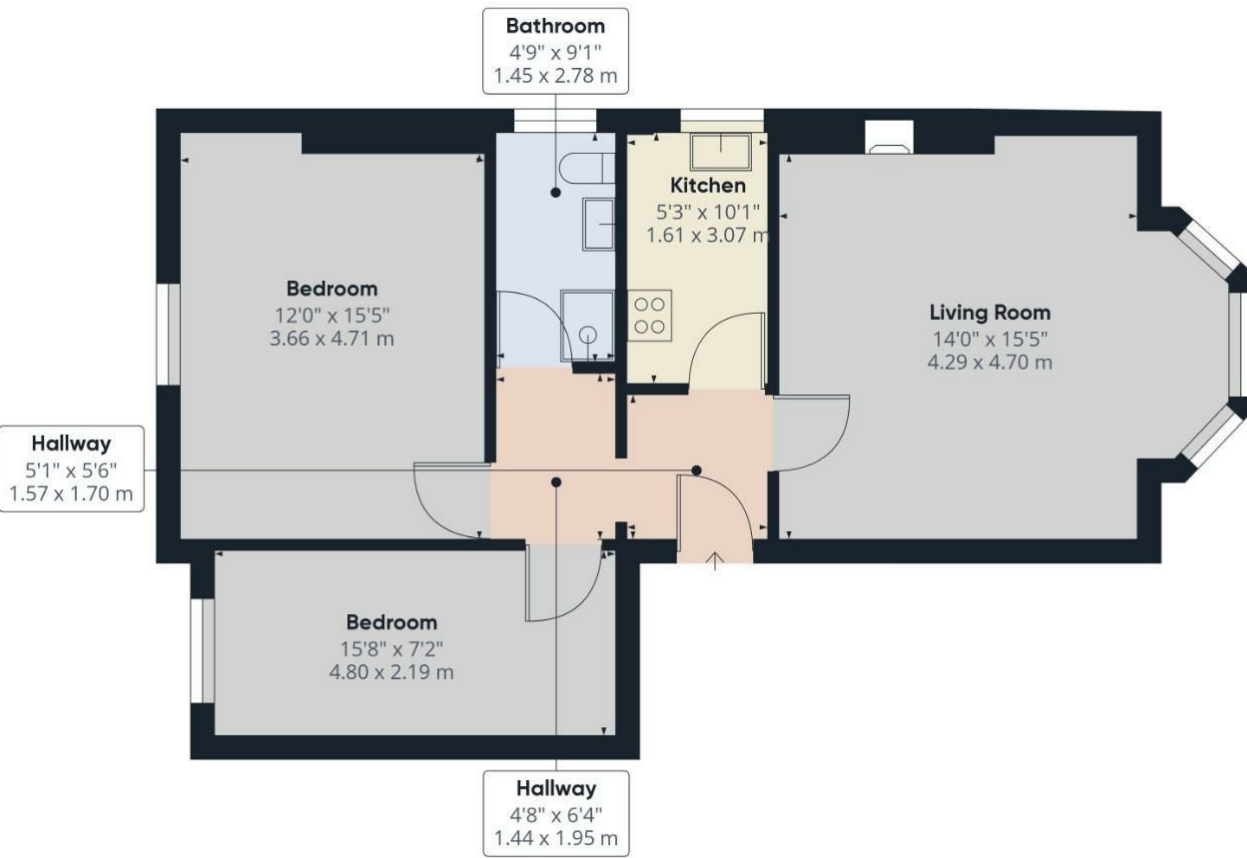
- Two Bedrooms
- Ample Overhead Storage
- New Boiler 2024
- New Washing Machine & Oven 2024
- Multifuel Burner
- Outdoor Space
- Double Glazing
- No Onward Chain
 - EPC C
 - Council Tax A







HERE TO GET YOU THERE



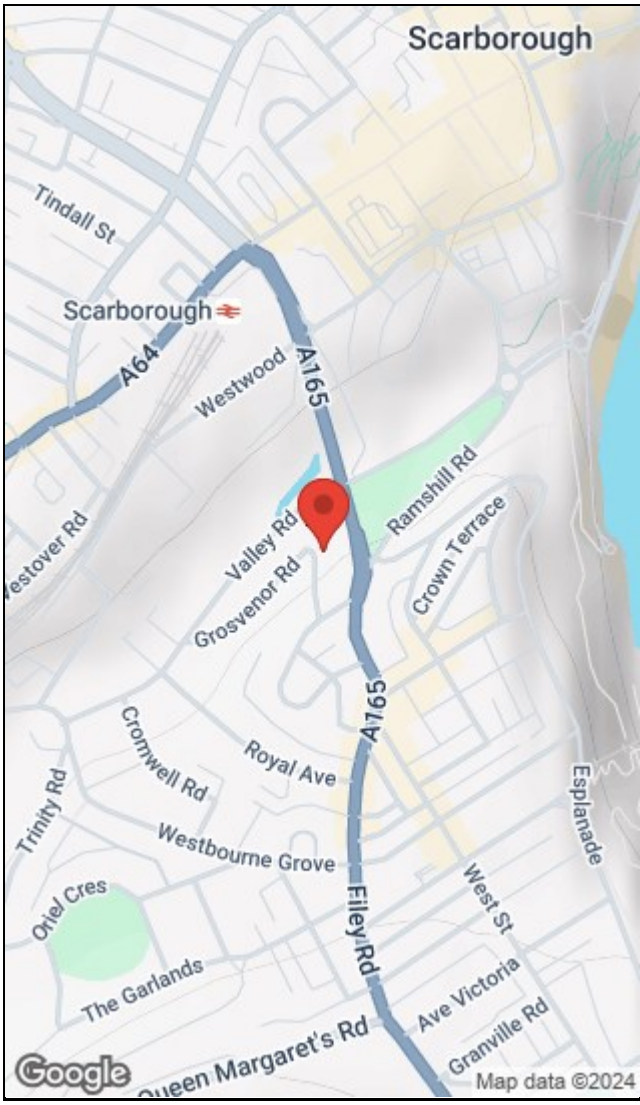
Approximate total area⁽¹⁾

716.26 ft²
66.54 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	70 → 79		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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