



HUNTERS®

## Stepney Close, Scarborough

- First Floor Apartment
- Modern Fitted Kitchen
- Comunal Gardens
- EPC C
- Two Bedrooms
- Off Street Parking
- Close To Amenities
- Council Tax B

**Offers In The Region Of £145,000**



**Tenure: Freehold**



# Stepney Close, Scarborough

## DESCRIPTION

Hunters are Pleased to bring to the market this BRIGHT and AIRY FIRST FLOOR APARTMENT offering TWO BEDROOMS, BEAUTIFUL VIEWS, OFF ROAD PARKING, and located in the HIGHLY SOUGHT AFTER Stepney area of Scarborough. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING throughout this fantastic property is perfect for a RANGE OF BUYERES looking for a HOLIDAY HOME or PERMANENT RESIDENCE.

This very spacious apartment briefly comprises of: entrance hall, with loft storage, a bay fronted lounge/dining room with feature fireplace, modern fitted kitchen with door to the rear, two generous size bedrooms with the master benefiting from fitted wardrobes and family size bathroom. Surrounding the property lies attractive, well-maintained communal gardens and a private outdoor balcony with storage/utility area.

Scarborough is a well-established coastal town with a population of around 52,160 people and around 601,500 persons in the North Yorkshire area (Sources: ONS) and attracts an estimated 7 million visitors a year. Being located in the Stepney area of Scarborough this property is well located with many local amenities including: Falsgrave park, the unspoiled North Bay beach, the restored Open Air Theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway, recently built £14 million Alpamare waterpark and the historic Peasholm Park which was designed in 1912 with a Japanese theme. In recent years the park has been re-established with the help of the Heritage Lottery Fund so today's visitors can once more enjoy the boating lake with its swan pedalos, the island walk up to the oriental pagoda, the illuminated cascade, the famous naval battle with its model boats and fireworks and regular concerts including a Proms spectacular.

Call now to arrange a viewing!







Approximate total area<sup>(1)</sup>  
741.07 ft<sup>2</sup>  
68.85 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.

GIRAFFE 360

Council Tax: B

## 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.

| 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                             |         | EU Directive 2002/91/EC                        |         | England & Wales   |
|   |         |  |         | EU Directive 2002/91/EC   |

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.

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