



## Swan Hill Road, Scarborough

- Mid Terrace
- Modern Fitted Kitchen
- Rear Yard
- EPC E
- Three Bedrooms
- Central Heating
- Close To Local Amenities
- Council Tax A

**Offers In Excess Of £140,000**

**Tenure: Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE



# Swan Hill Road, Scarborough

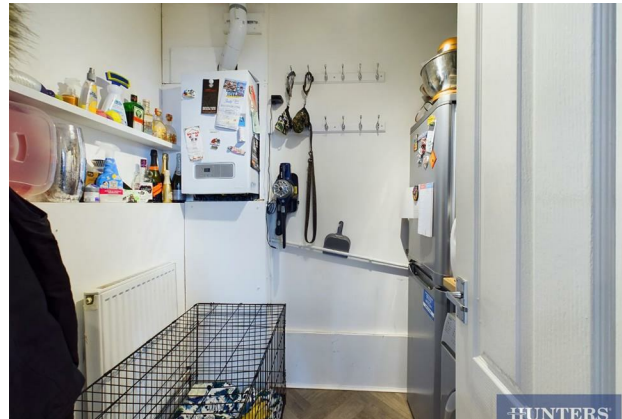
## DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED MID-TERRACE home located in SCARBOROUGH's TOWN CENTRE offering THREE BEDROOMS and ENCLOSED REAR YARD. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the perfect home for a range of purchasers such as first time buyers, couples, families or investors.

This bright and airy abode briefly comprises of: light and spacious lounge/diner with access to the cellar, modern fitted kitchen and utility room. To the first floor you are presented with two generous size bedrooms and family bathroom and to the second floor you are greeted with another large bedroom with eaves storage. To the outside rear of the property you are greeted by a low maintenance yard with patio area.

This charming property is settled a short walk away from local amenities such as shops, restaurants and gives access to regular transport links, the property is also close to the beautiful scenic Scarborough north bay so it is in the perfect location for those wanting to be close to the seaside.

Call now to arrange a viewing!

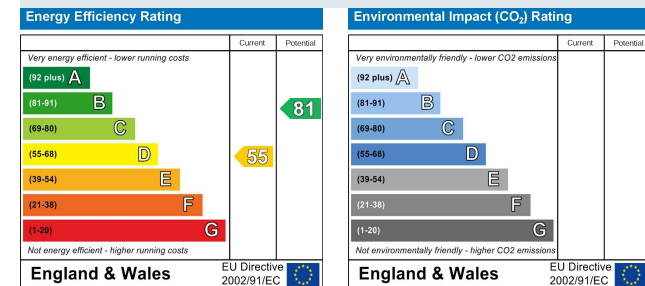






## ENERGY PERFORMANCE CERTIFICATE

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.



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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