

**HUNTERS**<sup>®</sup>

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2



**HUNTERS**<sup>®</sup>

# Castle Road, Scarborough

## Offers In Excess Of £170,000



Hunters are proud to bring to the market this IMMACULATE second floor apartment located on the HIGHLY SOUGHT AFTER North Side of Scarborough offering TWO DOUBLE BEDROOMS and LIFT ACCESS. Benefiting from NEWLY FITTED UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING (boiler fitted approx 1 year ago) and SEA VIEWS FROM EVERY ROOM to the front. This property would create the perfect home for INVESTORS, HOLIDAY MAKERS or someone looking for a FULL TIME RESIDENCE.

This wonderful living accommodation briefly comprises: entrance hall with video entry phone system intercom, spacious lounge/diner with sea views, fully fitted kitchen with integrated dishwasher, washer/dryer and fridge/freezer and gas hob/electric oven, family bathroom with three piece suite and overhead shower and two double bedrooms both with sea views.

Well located in the North side of Scarborough, the property has an excellent range of amenities and facilities on the doorstep including local shops, Scarborough Castle, Open air theatre, cinema, excellent transport links with major bus routes and Scarborough train station within distance as well as Scarborough's North bay and beach.

This is not one to miss, call the office on 01723 336760 to arrange a viewing!

#### Agents Notes

Annual maintenance charge is £1275

No holiday lets

Council tax band - C

EPC - TBC

Leasehold 981 years left

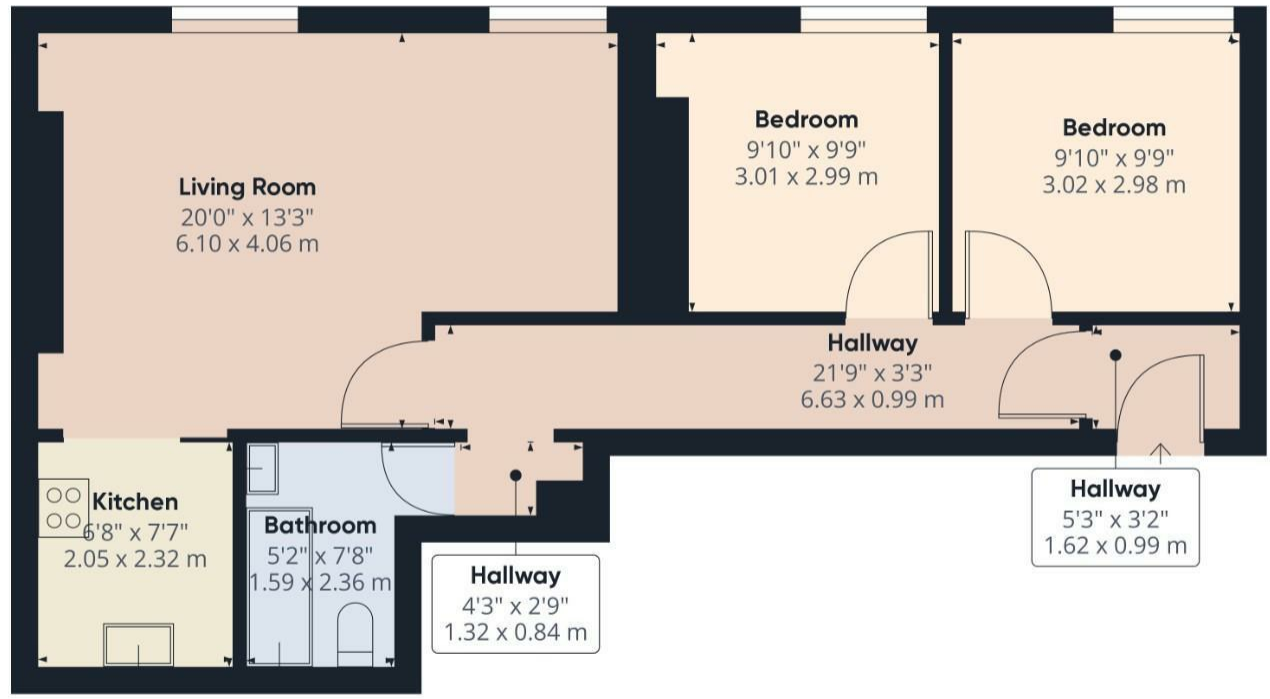
## KEY FEATURES

- Second floor apartment
  - Two bedrooms
- Amazing sea views to the front
  - Lift access
- Open plan living space
  - No onward chain
- Access to local amenities
- Sought after location







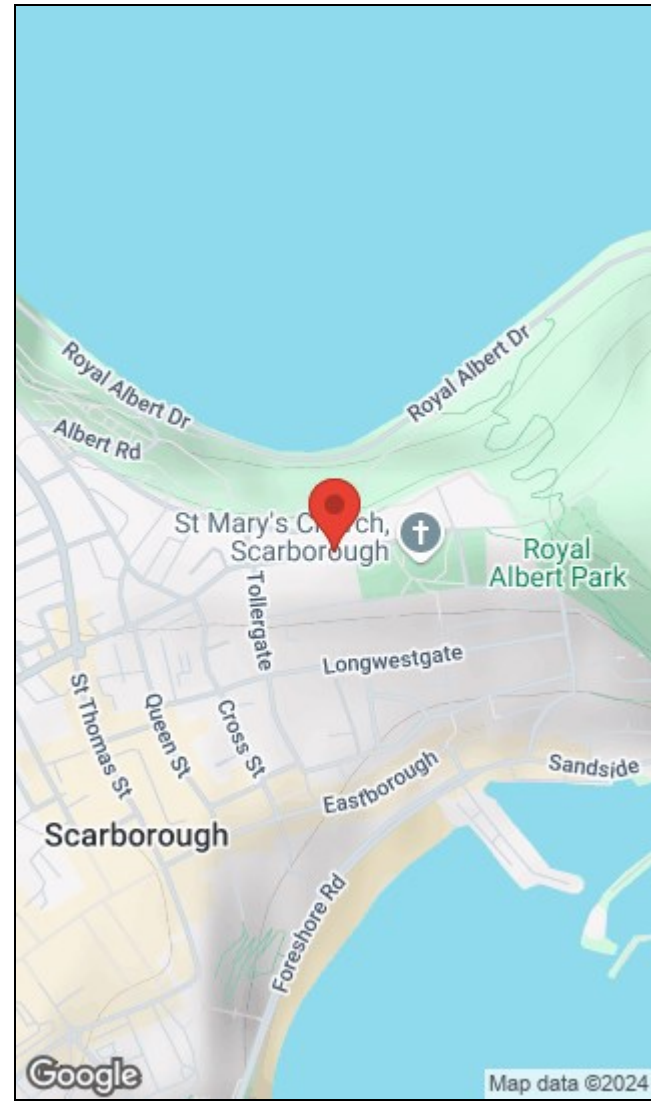


Approximate total area<sup>(1)</sup>  
632.31 ft<sup>2</sup>  
58.74 m<sup>2</sup>

(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



| 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 |                         |
| <b>78</b>                                   | <b>82</b>               |                                                                 |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |

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