

HUNTERS[®]
HERE TO GET *you* THERE

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HUNTERS[®]

Aberdeen Walk, Scarborough

Asking Price £145,000



Hunters are delighted to bring to the market this IMMACULATE apartment located in Scarborough town centre comprising THREE BEDROOMS, TWO BATHROOMS, MODERN INTERIOR and NO ONWARD CHAIN. Benefiting from a PRIVATE ENTRANCE, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING this property would create the perfect FIRST TIME PURCHASE, INVESTMENT or HOLIDAY HOME.

This fantastic living accommodation briefly comprises: entrance hall with stairs to the first floor landing, bay fronted lounge, fully fitted kitchen, bathroom and bedroom. To the upper floor of the home you are presented with a further two bedrooms and shower room.

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.

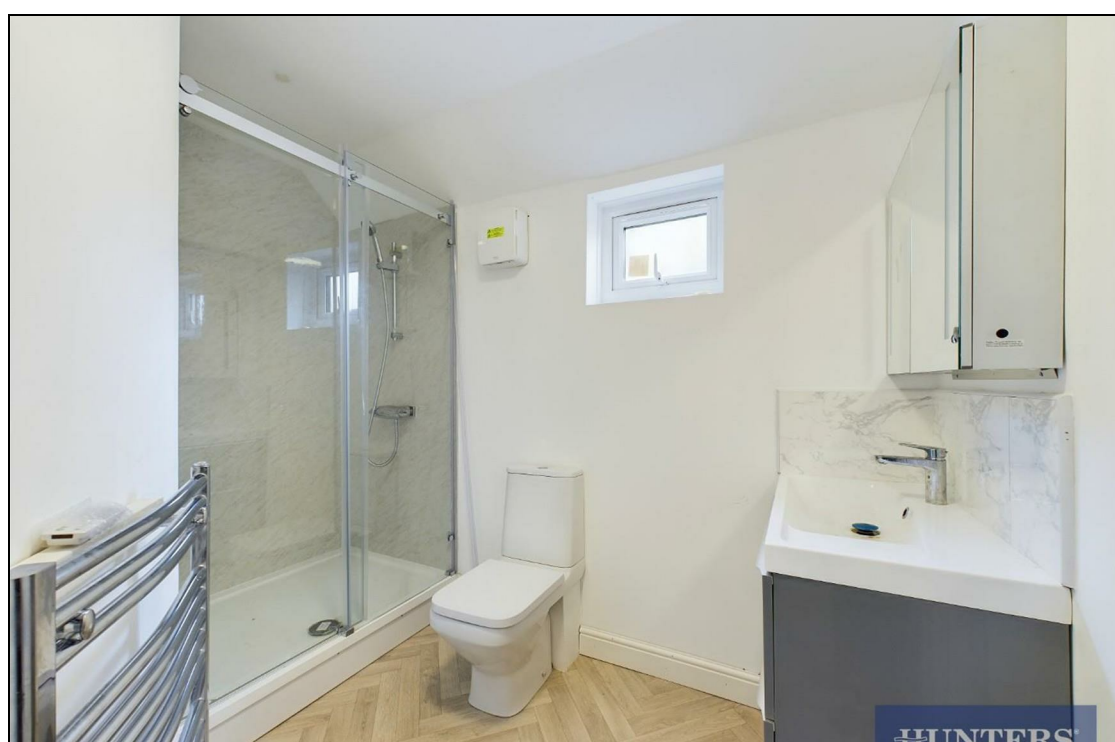
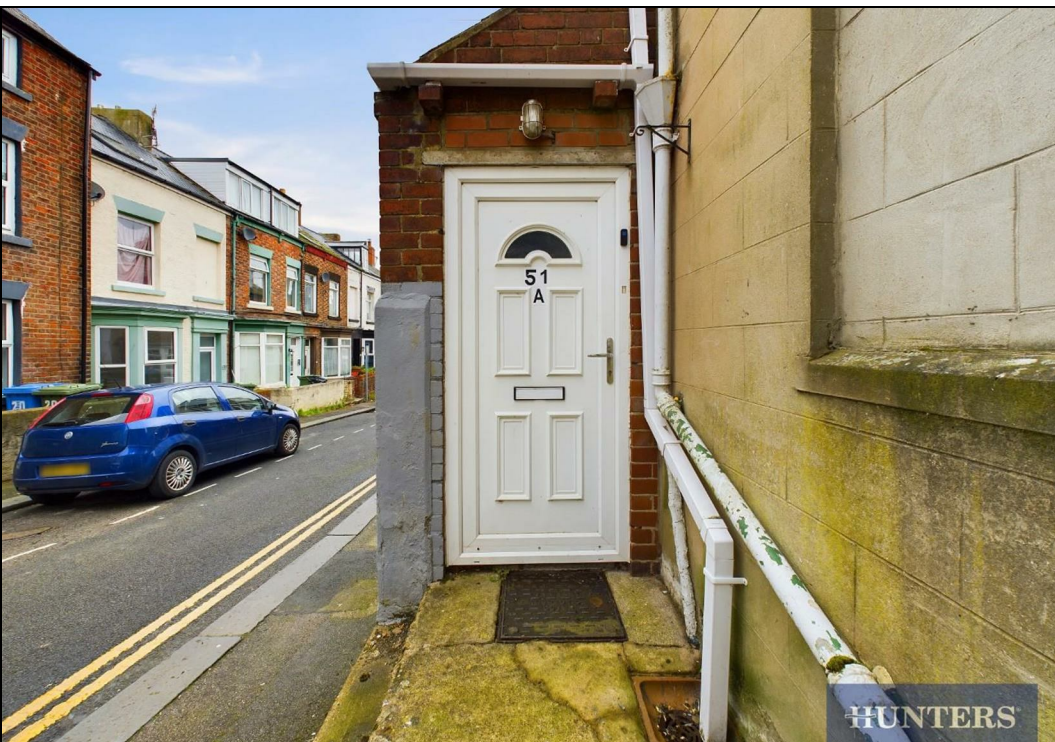
This is not one to miss, call now to arrange a viewing.

KEY FEATURES

- Modern apartment
- Three bedrooms
- Two bathrooms
- Fully fitted kitchen
 - EPC: D
- Centrally located
- Access to local amenities
 - Council Tax A









Approximate total area⁽¹⁾
1173.3 ft²
109 m²

Reduced headroom
0.48 ft²
0.04 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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 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	
	59		70
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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