



## Britannia Street, Scarborough

- Terraced
- Family Bathroom
- Low Maintenance Front & Rear Yard
- EPC: TBC
- Two Bedrooms
- Fitted Kitchen
- Close To Local Amenities
- Council Tax: A

**£125,000**



**Tenure: Freehold**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Britannia Street, Scarborough

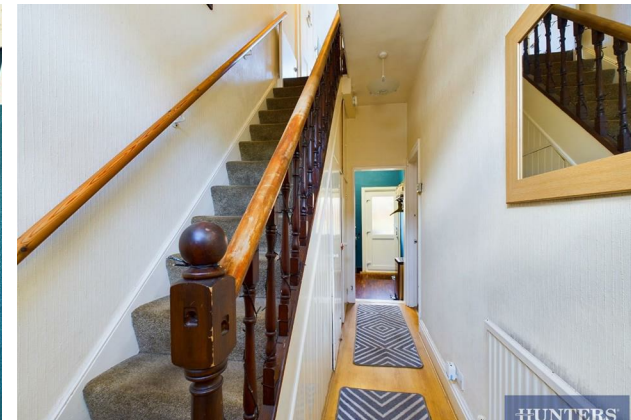
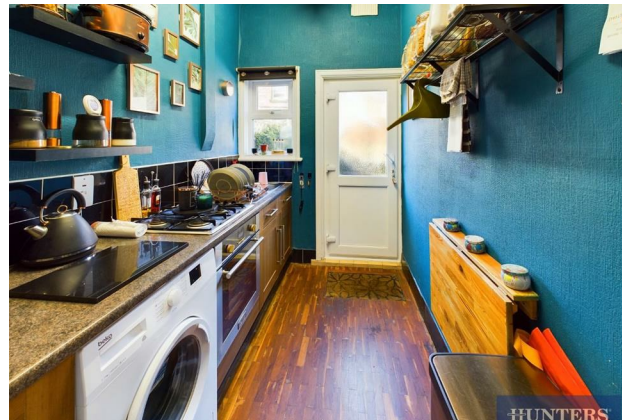
## DESCRIPTION

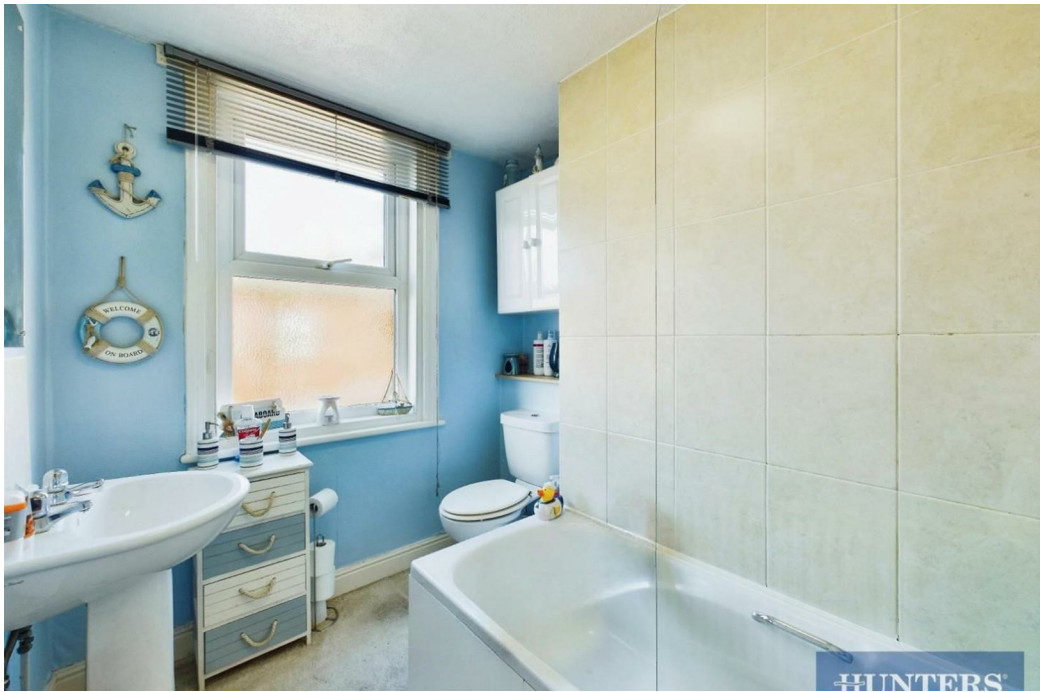
Hunters are pleased to bring to the market this WELL PRESENTED HOME located in A CENTRAL LOCATION OF SCARBOROUGH offering TWO BEDROOMS, FAMILY BATHROOM and FITTED KITCHEN. Benefiting from OPEN PLAN LIVING, LOW MAINTENENCE REAR YARD and being CLOSE TO LOCAL AMENITIES this is the ideal home for a range of buyers including FIRST TIME BUYERS, COUPLES, FAMILIES and INVESTORS.

This spacious abode briefly comprises of: hallway leading to the open plan living/dining rooms and fitted kitchen. To the first floor you are presented with two generous sized bedrooms and family bathroom. To the outside you are welcomed by a low maintenance rear yard.

Situated in the centre of Scarborough, this property is well located for a range of local shops, services and facilities, a choice of schools and colleges, Scarborough Hospital and has excellent access to public transport links and arterial road access.

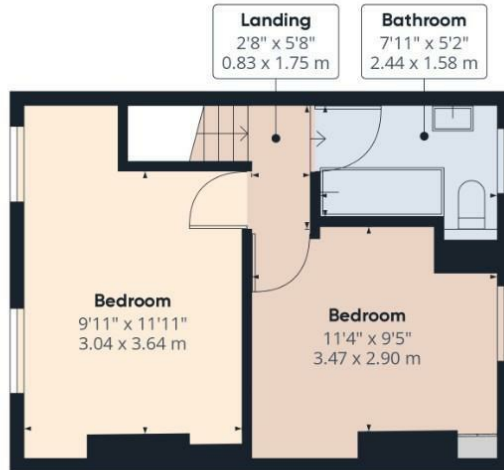
Call now to arrange a viewing!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
652.93 ft<sup>2</sup>  
60.66 m<sup>2</sup>

(1) Excluding balconies and terraces

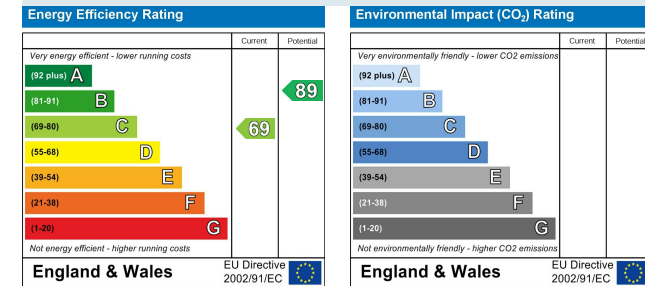
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: A

## 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.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



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