



**Weaponness Park, Scarborough**

, YO11 2UA

**£335,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Weaponness Park, Scarborough

Hunters Exclusive are delighted to bring to the market this IMMACULATE ground floor apartment located in the HIGHLY SOUGHT AFTER WEAPONNESS location comprising THREE BEDROOMS, THREE BATHROOMS, THREE RECEPTION AREAS, MODERN INTERIOR and PRIVATE GARDENS. This SPACIOUS apartment benefits from OFF ROAD RESIDENTS PARKING and NO ONWARD CHAIN creating the PERFECT INVESTMENT, HOLIDAY HOME or FULL TIME RESIDENCE. We believe this UNIQUE apartment is not one to miss, call now to arrange a viewing!

This fantastic home briefly comprises: entrance hall, lounge with feature log burner, fully fitted kitchen with double doors to the rear garden and dining area, study with dual aspect windows, three double bedrooms, two bathrooms and one ensuite shower room. To the outside you are presented with well maintained gardens to the side and rear aspects and a off road parking for residents. A garage is also available by separate negotiation.

Situated in the sought after location on Scarborough's South Cliff and in the lee of Olivers Mount. The Weaponness area is characterised by a number of individual substantial properties invariably occupying large plots combining a mixture of older style homes and more modern properties. The property affords excellent access to a wide range of amenities and attractions, most notably Ramshill shopping Parade, The Esplanade, Clock tower and Italian Gardens and the South Cliff Golf Course.

We would highly recommend a viewing to appreciate the features this property has to offer.



# ROOMS

## Entrance Hall

11'5" x 10'9"

UPVC front door, radiator, storage cupboard and power points.

## Lounge

16'8" x 16'10"

Two windows to rear aspect. feature log burner. coving, ceiling rose, radiator and power points.

## Kitchen

9'8" x 17'10"

Three windows to side aspects, double doors to the rear garden, range of wall and base units with roll top work surfaces, sink and drainer unit, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, radiator and power points.

## Dining area

10'5" x 7'11"

Two windows to side aspects, UPVC double glazed door to side garden, radiator and power points.

## Study

9'7" x 7'11"

Two windows to side and front aspect, radiator and power points.

## Bathroom

5'9" x 6'5"

Part tiled walls, extractor fan, heated towel rail, three piece suite comprising: panel enclosed bath with mixer taps and over head shower, low flush WC and wash hand basin.

## Bedroom 1

23'2" x 9'8"

Windows to the side aspect, French doors to the rear aspect, built in wardrobes, radiator and power points.

## En suite Shower Room

6'4" x 4'11"

Window to side aspect, fully tiled walls, extractor fan, towel radiator and three piece suite comprising~ shower cubicle with power shower, low flush WC and wash hand basin.

## Bedroom 2

15'1" x 22'3"

Windows to rear aspect, French doors to rear aspect, fitted wardrobes, feature fireplace, three radiators and power points.

## Bathroom

7'7" x 11'11"

Window to rear aspect, part tiled walls, radiator and four piece suite comprising: panel enclosed bath with mixer taps, shower cubicle, low flush WC and wash hand basin with vanity unit.

## Bedroom 3

10'4" x 9'7"

Window to front aspect, storage cupboard, radiator and power points.

## Garden

Low maintenance gardens to side and rear aspects.

## Parking

Communal car park.

## Material Information Scarborough

Tenure Type; Freehold

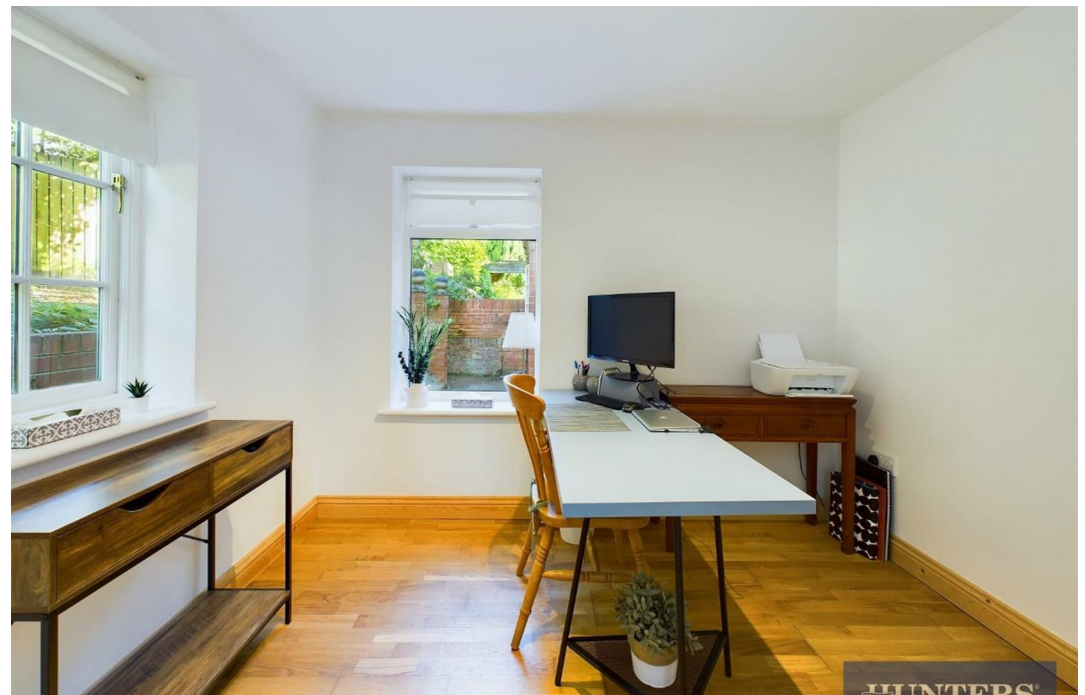
Maintenance Charge £950 every six months with

Nicholsons

Council Tax Banding; D

## Agent Notes

To date these details have not been approved by the vendor and should not be relied upon.





Approximate total area<sup>(1)</sup>  
1663.56 ft<sup>2</sup>  
154.55 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.

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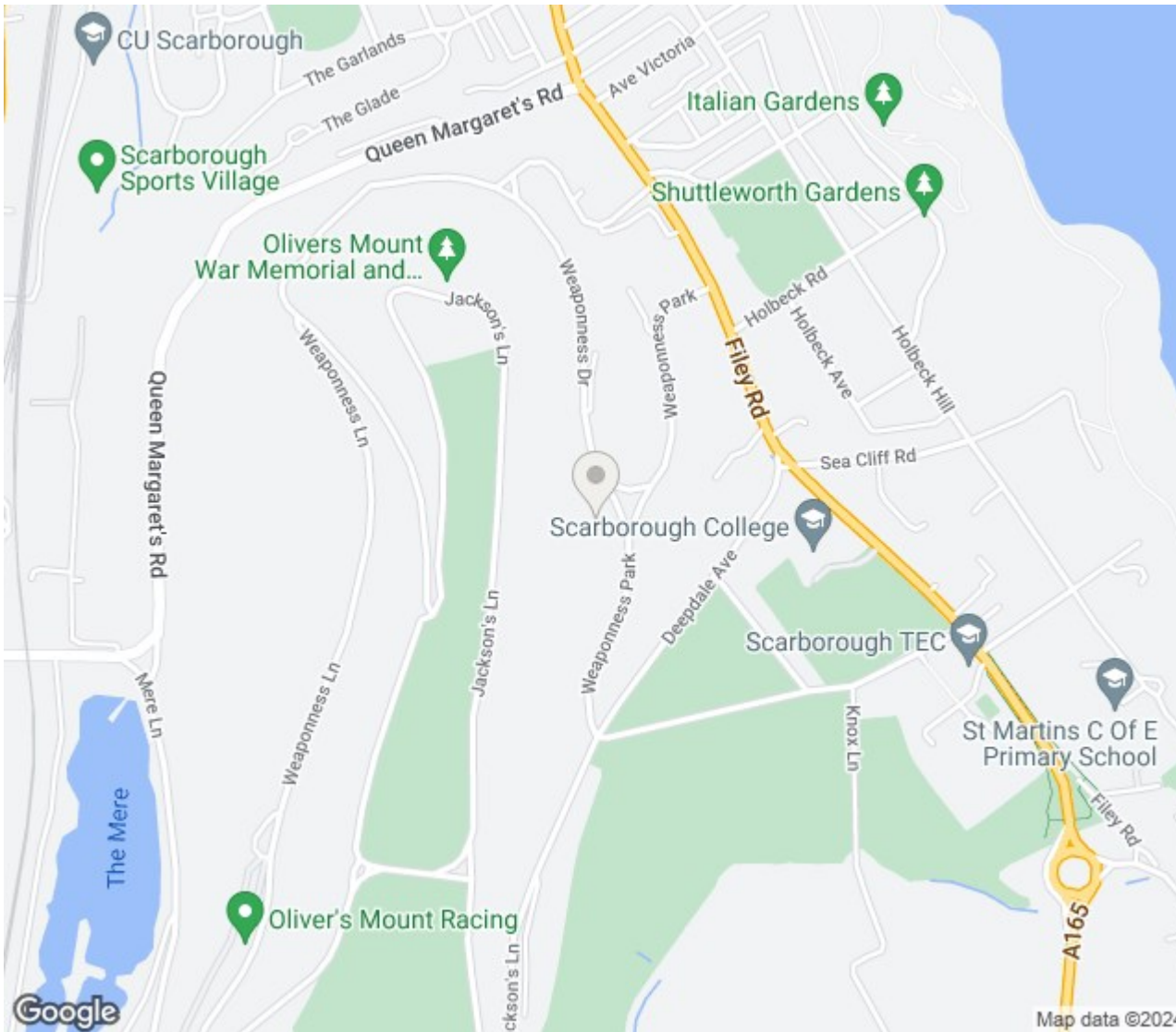
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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



