



HUNTERS[®]
HERE TO GET *you* THERE

 4  |  |  E

HUNTERS

Aberdeen Terrace, Scarborough

£170,000

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Hunters are delighted to bring to the market this WELL PRESENTED end terraced home located in Scarborough town centre currently being run as a SUCESSFUL HOLIDAY LET and benefiting from FOUR DOUBLE BEDROOMS, LOW MAINTENANCE REAR YARD and MODERN INTERIOR this property is perfect for a RANGE OF BUYERS including INVESTORS, FAMILIES or someone looking for a HOLIDAY HOME.

This fantastic house briefly comprises: entrance hall with stairs to the first floor landing, lounge and downstairs bedroom/dining room. To the lower floor you are presented with a WC, fully fitted kitchen, spacious dining room and access to the low maintenance rear yard. The upper floors of the property welcome you with three double bedrooms and a three piece suite family bathroom.

This home is well located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links.

Call now to arrange a viewing on 01723 336760!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com



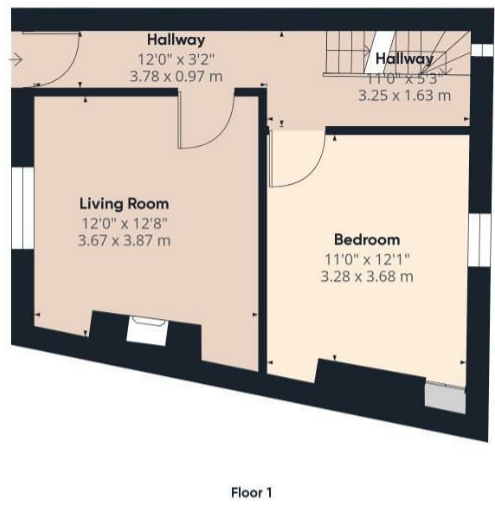
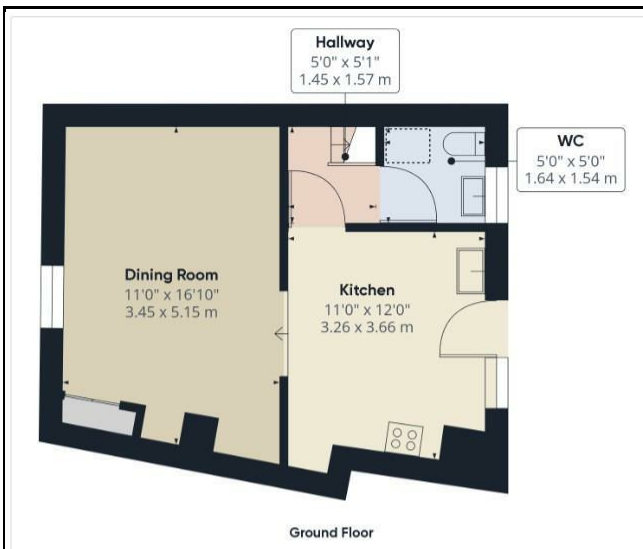
KEY FEATURES

- End terrace home
- Four double bedrooms
- Situated over four floors
- Low maintenance rear yard
 - Central location
 - EPC: E
- Access to local amenities



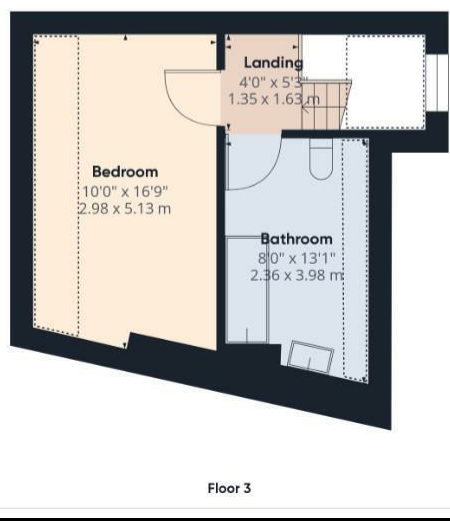
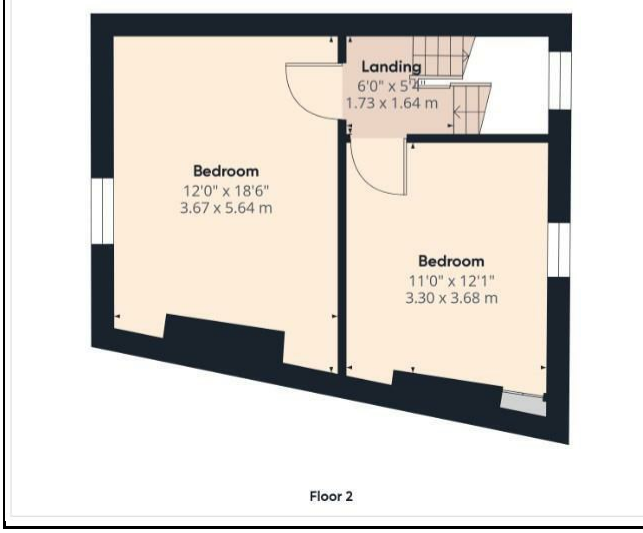






Approximate total area⁽¹⁾
 1435.15 ft²
 133.33 m²

Reduced headroom
 54.57 ft²
 5.07 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	
79	43		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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