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FOR SALE

COVE
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HERE TO GET *you* THERE

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HUNTERS[®]

Swan Hill Road, Scarborough

Offers In Excess Of £130,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to bring to the market this WELL PRESENTED RECENTLY DECORATED MID-TERRACE home located in the SCARBOROUGH TOWN CENTRE, offering THREE BEDROOMS, ONE BATHROOM, ENCLOSED REAR YARD WITH A SHED. Benefiting from LOFT SPACE and nearby ON STREET PARKING creating the perfect home for range of purchasers whether this be for a PERMENANT RESIDENCE, HOLIDAY HOME, HOLIDAY LET or BUY TO LET as already adheres to councils requirements.

This bright and airy home briefly comprises; light and spacious lounge located on the ground floor along side the fitted kitchen, the stairs lead to the first floor where you will find the master bedroom and family sized bathroom. To the top floor of the property there are further bedrooms, one has been converted into a study so it can be transformed to meet your requirements to be an office or additional living space. We have been advised a new roof has recently been put on the property.

This cozy 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. Great location for a holiday let and the majority of the house is very spacious as a home.

Call to book a viewing!

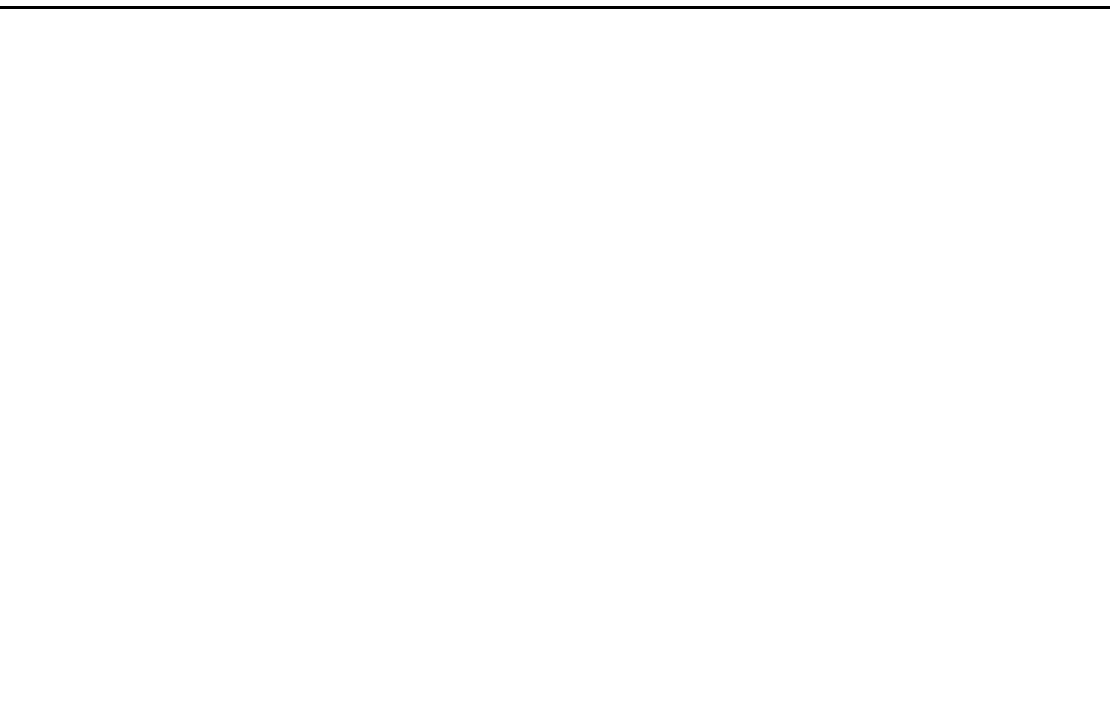
33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com

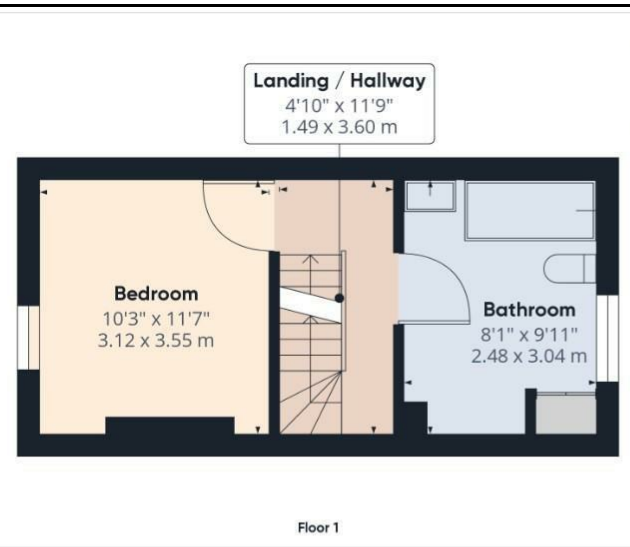
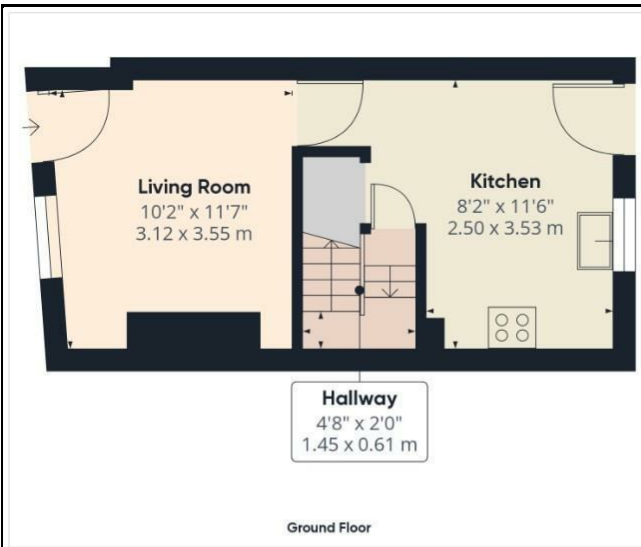


KEY FEATURES

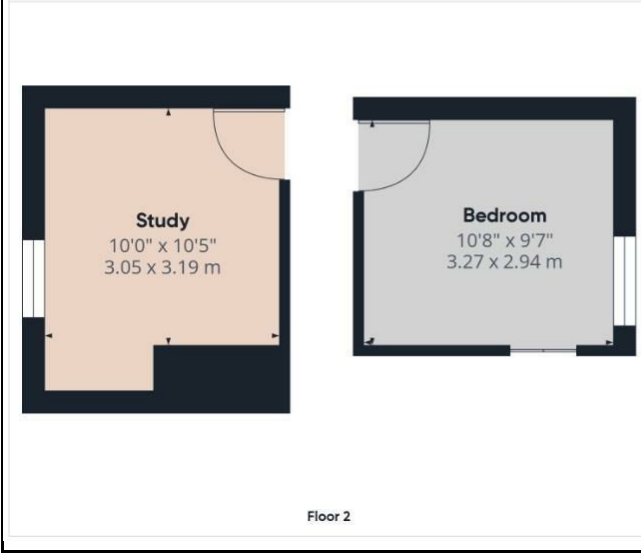
- Three Bedrooms
- Mid-Terrace
- Central Location
- Outdoor Space With A Shed
- Council Tax A
- EPC D







Approximate total area⁽¹⁾
737.03 ft²
68.47 m²



(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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	90
	68
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
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