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HUNTERS



# Union Street, Scarborough

## Offers In Excess Of £140,000



Hunters are pleased to bring to the market this WELL PRESENTED MID TERRACE HOME benefiting from THREE BEDROOMS and MODERN INTERIOR. This property is a great opportunity for first time buyers, couples and investors.

This bright and airy abode briefly comprises of: entrance hall leading straight to the stairs, open plan living room/dining room with the kitchen just to the rear. On the first floor you are presented with one double bedroom and a bathroom, moving further up through the house, the second floor consists of another good sized bedroom containing a skylight which offers plenty of natural sunlight. There is also third bedroom which is currently being used as a study.

Situated close to the Scarborough Town Centre, this property is close to all amenities, such as local supermarkets, high street shops and much more. With the beach is just a few minutes walk away this home is in the perfect position.

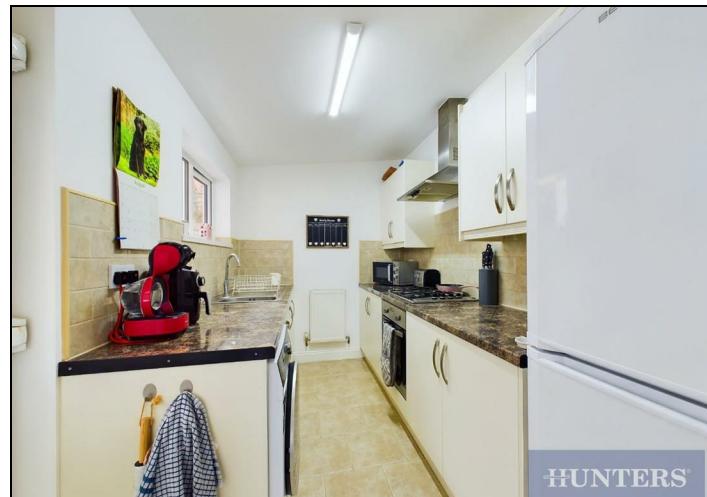
Internal viewings are highly recommended to fully appreciate this incredible property, call the office now!

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



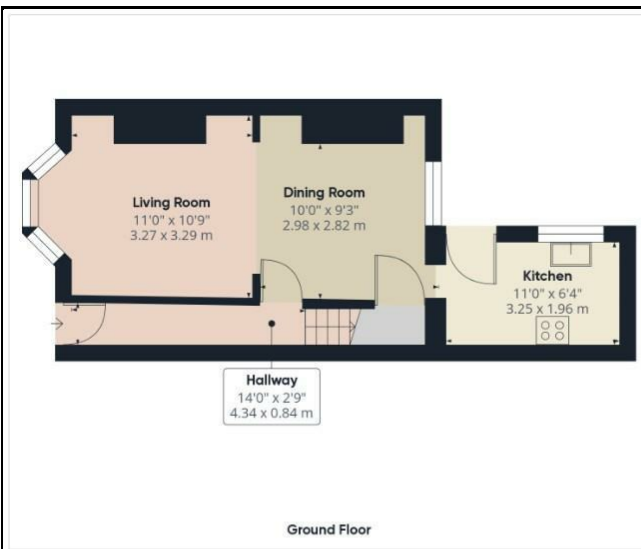
## KEY FEATURES

- Open living/dining room
  - Close to amenities
- Three good sized bedrooms
  - Close to the beach
  - Well lit property
  - Big family bathroom









Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

883.61 ft<sup>2</sup>  
82.09 m<sup>2</sup>

Reduced headroom

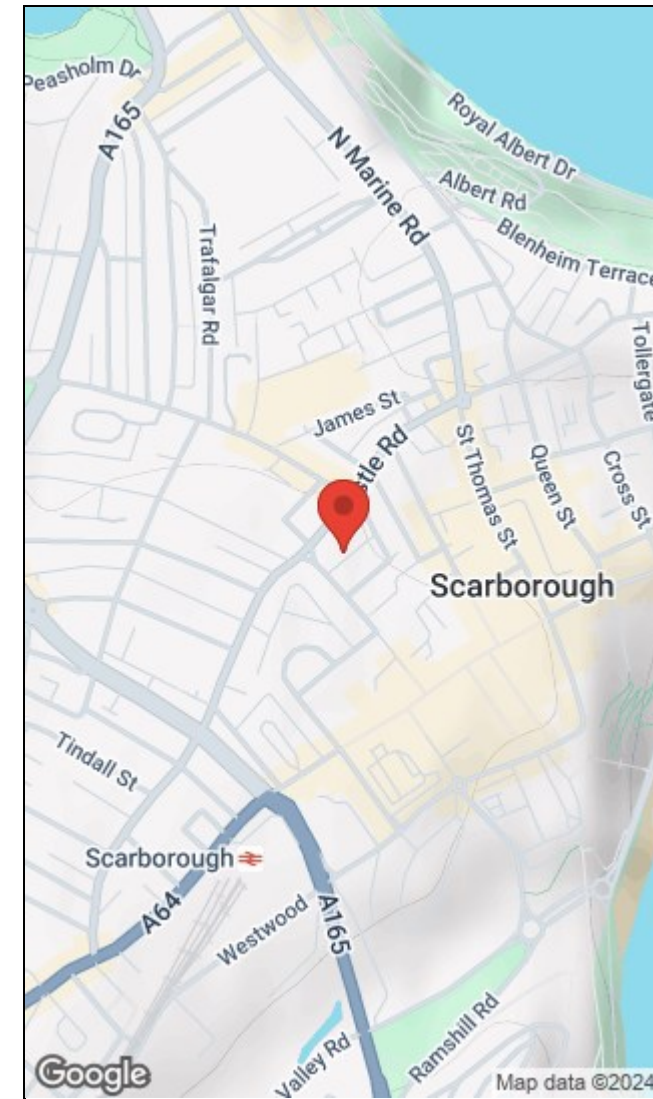
62.97 ft<sup>2</sup>  
5.85 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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