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**HUNTERS**

# Scalby Road, Scarborough

£160,000

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Welcome to this charming one-bedroom ground floor apartment, nestled in the desirable Scalby Road area of Scarborough. Immaculately decorated and meticulously maintained by its current owner, this residence boasts a private entrance and a beautifully landscaped garden, offering a serene retreat from the hustle and bustle of daily life. Perfectly blending modern comforts with a touch of elegance, this apartment provides a unique opportunity to enjoy a well-cared-for home in a tranquil and sought-after location.

This delightful ground floor apartment features a private entrance that opens into a grand hallway leading into a spacious and inviting lounge, highlighted by an elegant arched bay window that floods the room with natural light. The modern kitchen offers a contemporary space for culinary creativity, seamlessly blending style and functionality. The double bedroom provides a comfortable retreat, with a conveniently located bathroom just off the bedroom for added privacy and ease.

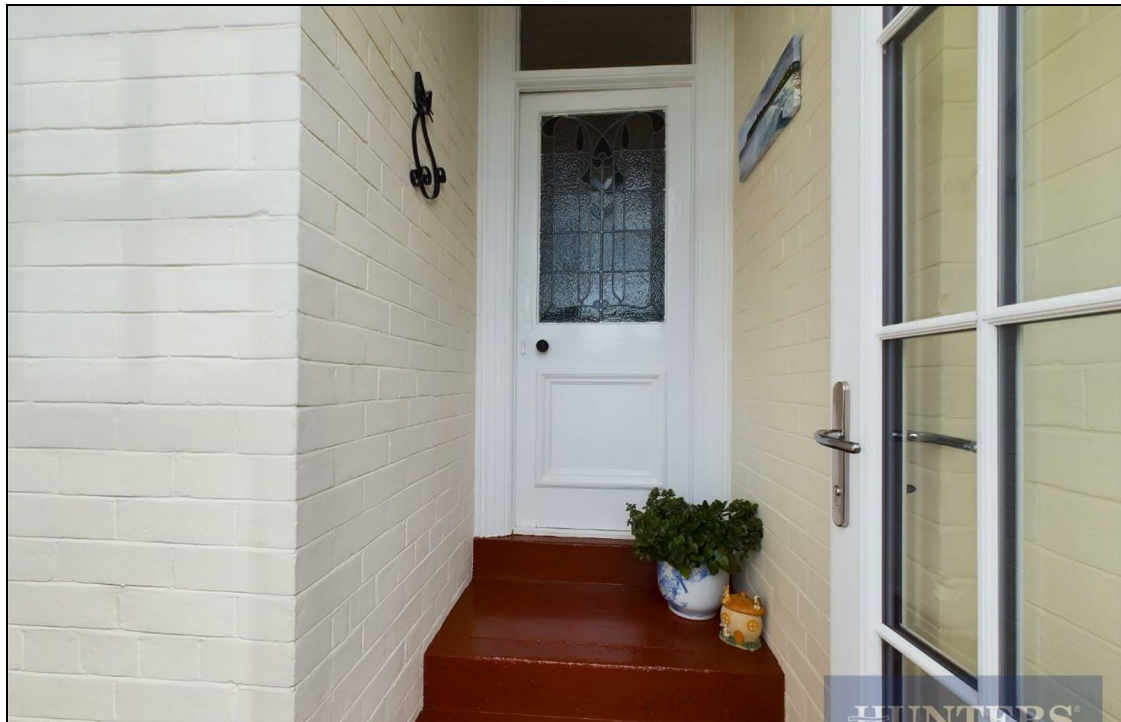
Scalby Road, situated on the north side of Scarborough, is a picturesque and sought-after suburb known for its tranquil atmosphere and charming character. This residential area offers a peaceful retreat from the hustle and bustle of the town center, while still providing convenient access to local amenities. Residents enjoy the scenic beauty of its tree-lined streets, well-maintained parks, and proximity to stunning coastal views. Scalby Road's community-oriented vibe is complemented by its close-knit feel and access to nearby schools, shops, and recreational facilities, making it an ideal choice for those seeking a serene yet well-connected lifestyle.

Experience the perfect blend of comfort and convenience in this charming property, where every detail has been thoughtfully designed to create a welcoming home.

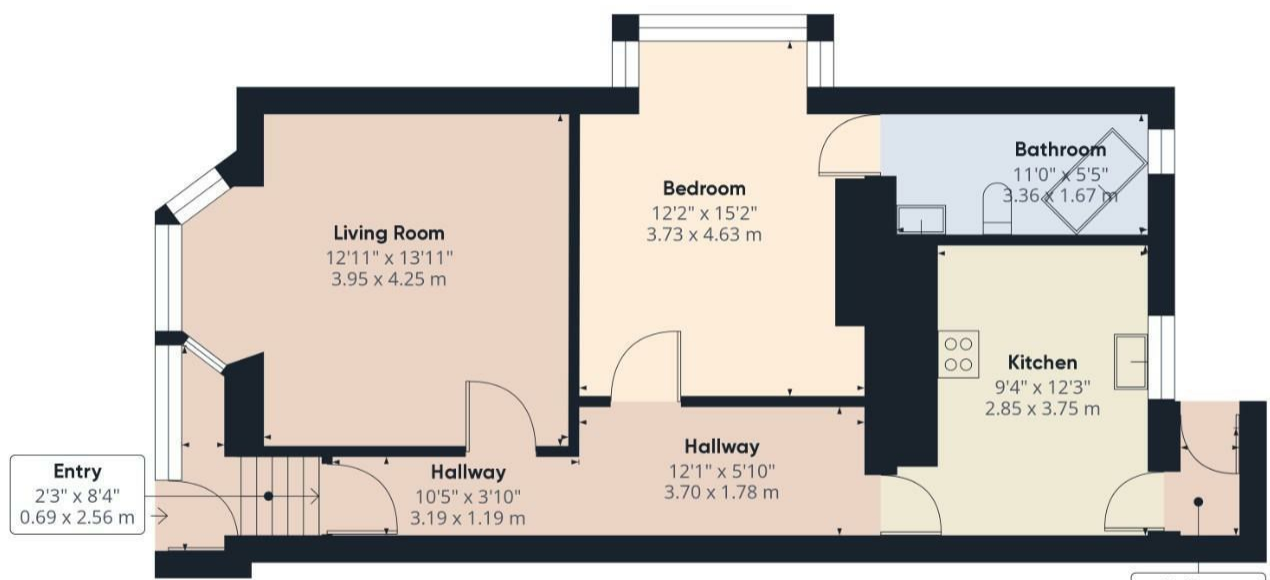
## KEY FEATURES

- One Double Bedroom
- Ground Floor Apartment
- North Side Location
- Immaculate Well Maintained Home
  - Local Amenities
  - Garden









**Entry**  
2'3" x 8'4"  
0.69 x 2.56 m

**Hallway**  
2'11" x 4'6"  
0.89 x 1.39 m

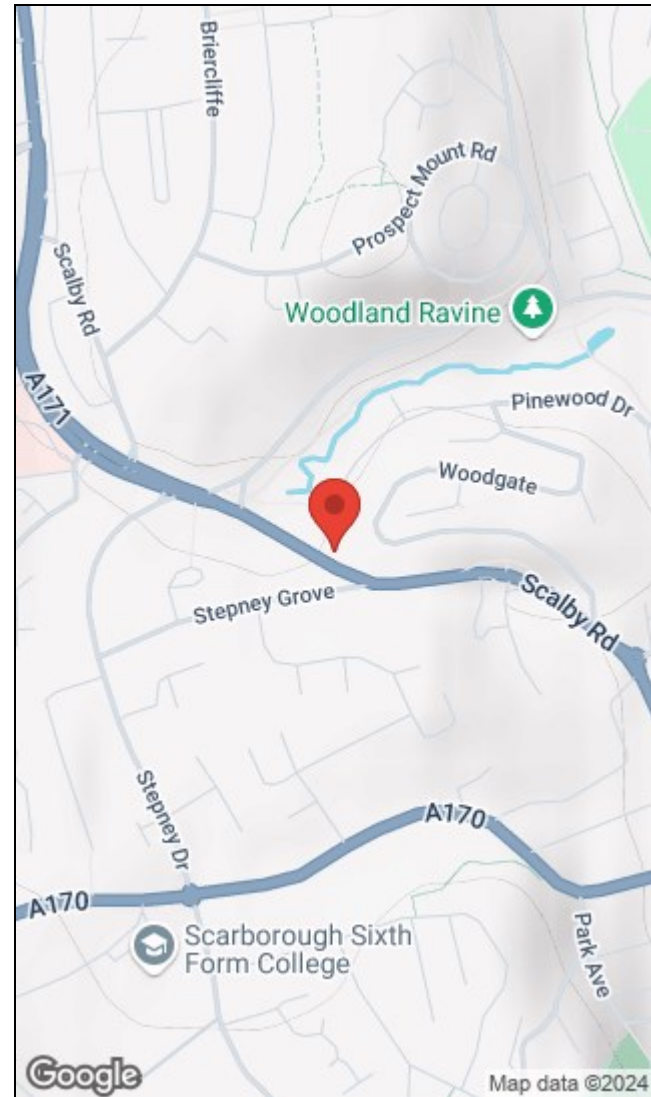
**Approximate total area<sup>(1)</sup>**  
720.32 ft<sup>2</sup>  
66.92 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		72	
	57		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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