



**HUNTERS**<sup>®</sup>  
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# St. Nicholas Street, Scarborough

## Offers In Excess Of £170,000



Hunters are pleased to present this stunning first floor apartment which offers a delightful blend of modern living and comfort. With a well-designed layout, the property features a spacious reception room that seamlessly integrates a contemporary kitchen, dining, and living area, making it perfect for both relaxation and entertaining. This property is ideal for a range of buyers including Investors and to be used as a permanent residence.

The apartment boasts two inviting bedrooms, providing ample space for rest and personalisation. Additionally, there is an occasional room that can serve various purposes, whether as a study, guest room, or play area, catering to your lifestyle needs. The property is equipped with a convenient downstairs bathroom, complemented by an upstairs shower room, ensuring that both functionality and privacy are well catered for.

This residence is ideal for those seeking a modern home in a vibrant coastal town, with easy access to local amenities and the stunning beaches that Scarborough is renowned for. Whether you are a first-time buyer, a small family, or looking for a rental investment, this flat presents an excellent opportunity to enjoy comfortable living in a desirable location. Don't miss the chance to make this lovely property your own.

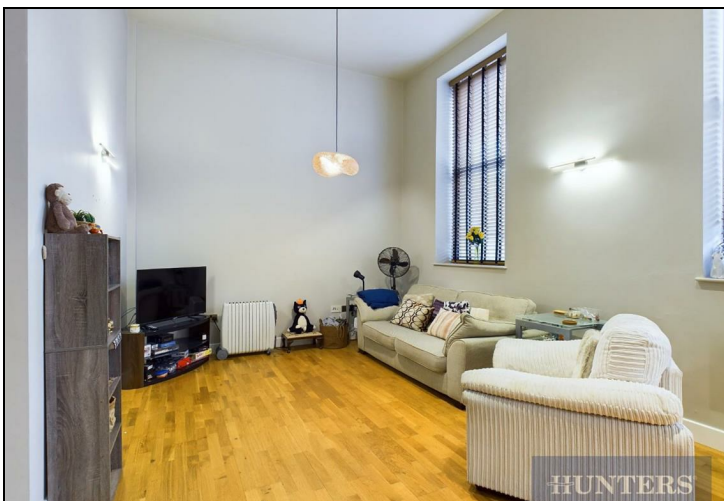
33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
scarborough@hunters.com | www.hunters.com



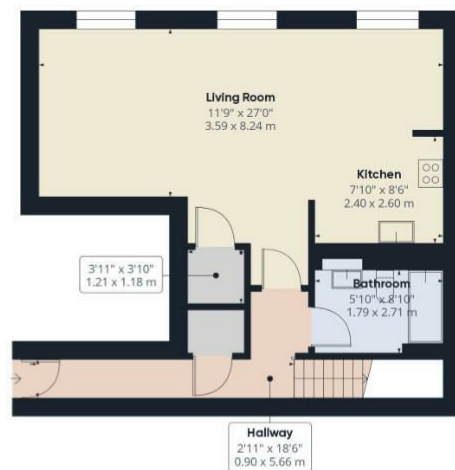
This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.

## KEY FEATURES

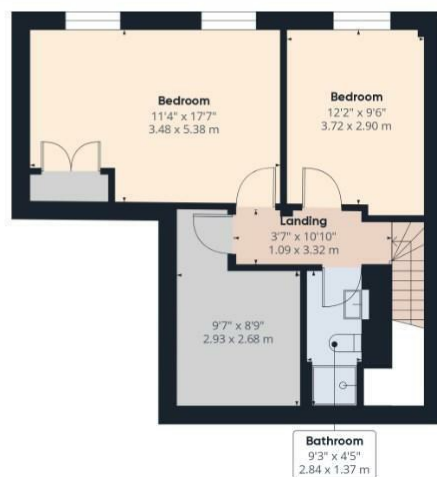
- Modern Kitchen, Dining, Living Room
- Two Spacious Bedrooms
- One Occasional Room
- Downstairs Bathroom
- Upstairs Shower Room
- Council Tax: C







Ground Floor



Floor 1

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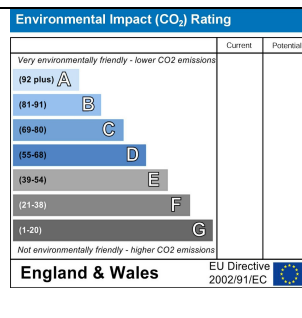
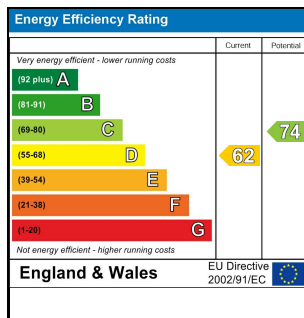
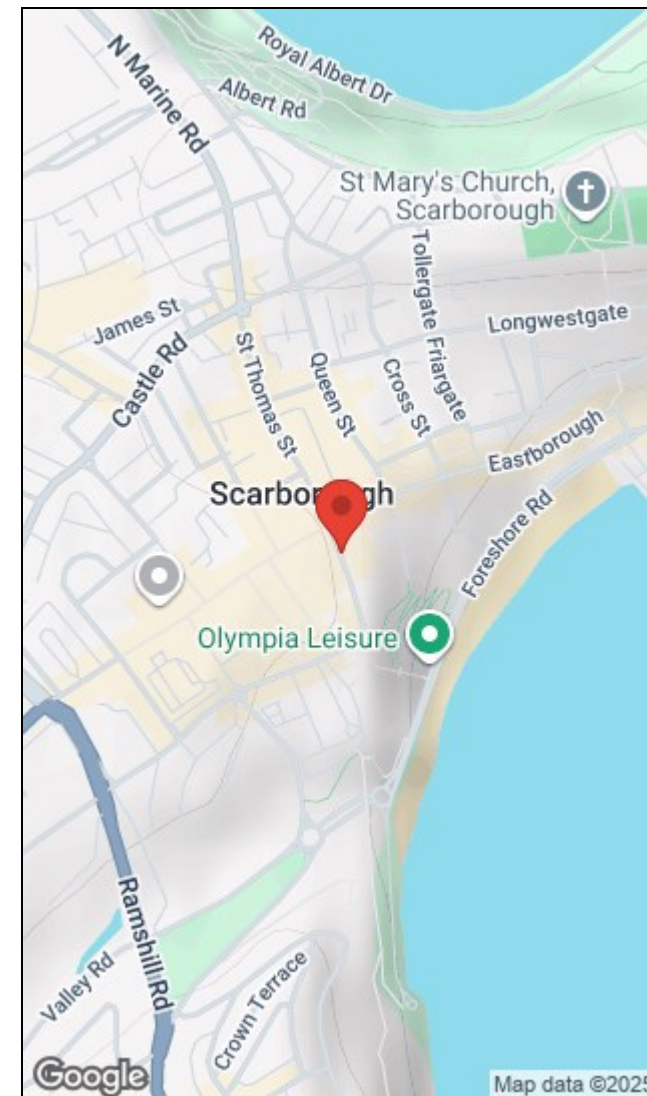
Approximate total area<sup>(1)</sup>  
1062.71 ft<sup>2</sup>  
98.73 m<sup>2</sup>

(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.

GIRAFFE 360



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