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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.

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KEY FEATURES

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



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Approximate total area⁽¹⁾

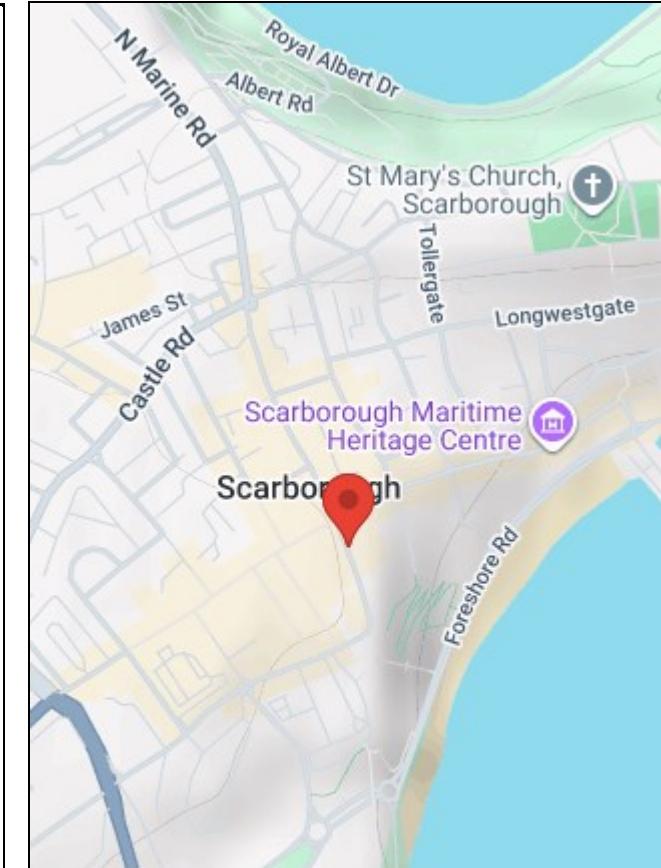
1062.71 ft²
98.73 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales	EU Directive 2002/91/EC	74	62

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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