



HUNTERS[®]
HERE TO GET *you* THERE

Icons representing a bed, the number 2, a bathtub, a car, and a menu symbol with a 'C' above it, followed by the word **HUNTERS**[®].

West Street, Scarborough

Offers In Excess Of £120,000

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Hunters are pleased to present this beautifully finished first-floor apartment offering contemporary living in a sought-after location. Done to a high standard throughout, this superb property features a bright open-plan kitchen and living room with modern fittings and integrated appliances.

There are two well-proportioned bedrooms, ideal for use as a master and guest room or home office. The stylish shower room is fitted with quality fixtures and sleek, modern tiling. A unique feature of this property is the loft space, offering valuable additional storage or potential for flexible use. With tasteful décor and high-quality finishes throughout, the property is move-in ready!

Conveniently situated to the South of Scarborough in a desirable residential area just minutes away from the famous Esplanade where you can enjoy strolling above the Spa and looking over the Italian gardens towards the harbour, historic old town and the sea. The property also offers excellent access to a wealth of amenities including local shops, Scarborough South Bay, Scarborough Town centre, schools and the University Campus.

Perfect for first-time buyers, investors, or professionals. Early viewing is highly recommended.

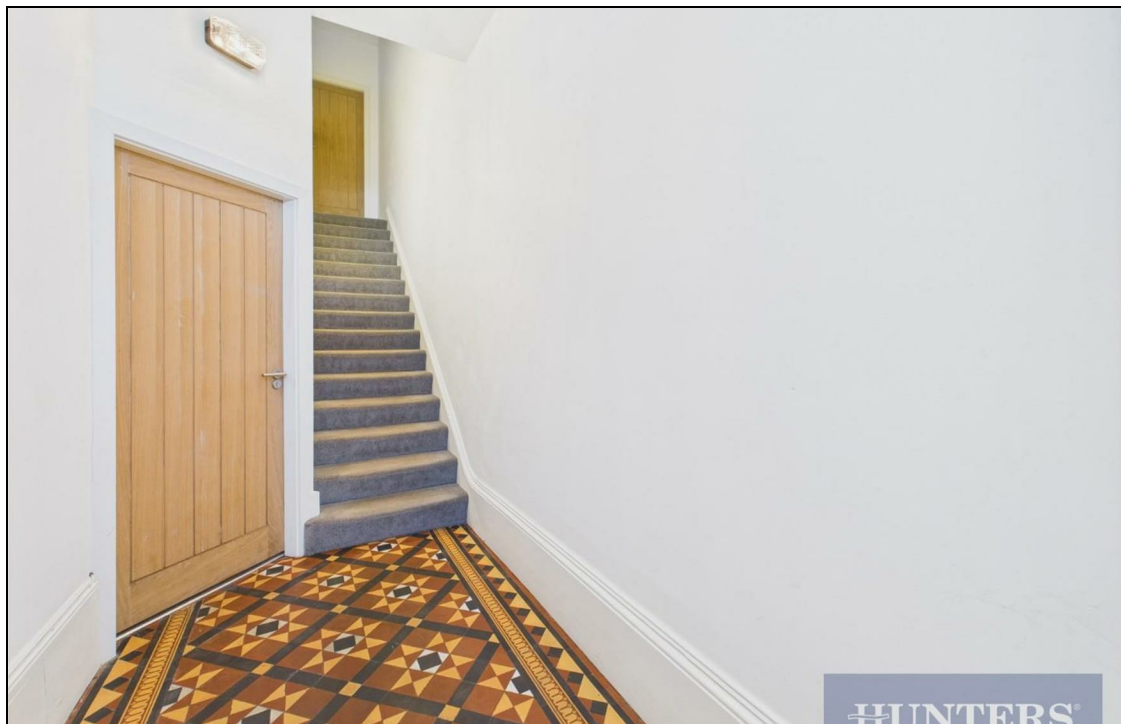
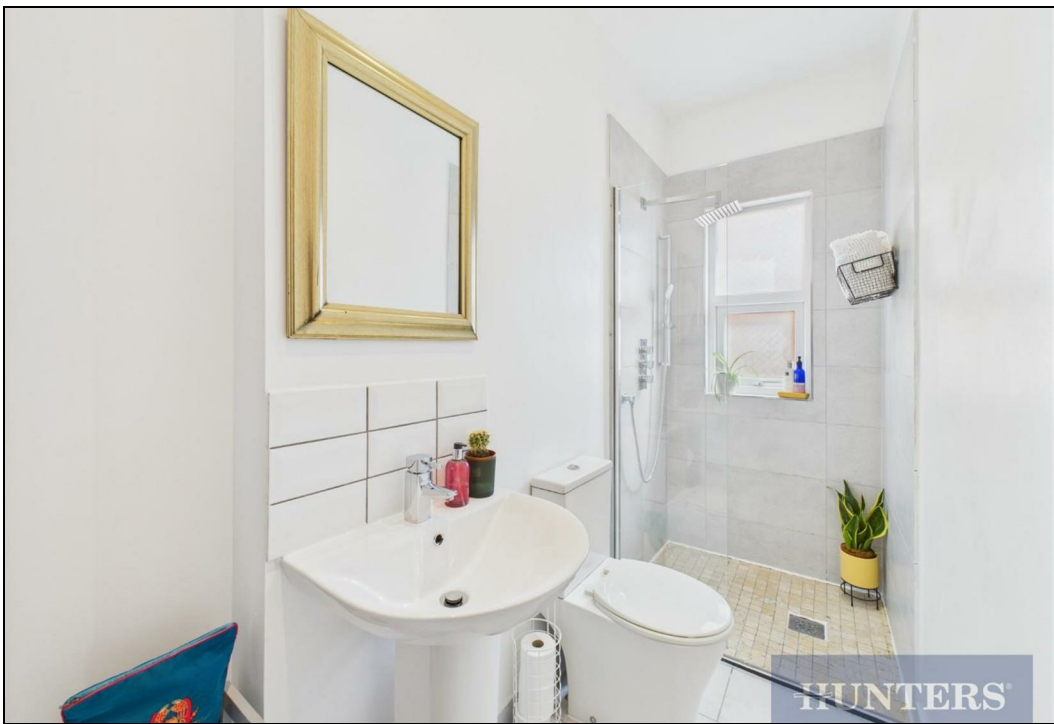
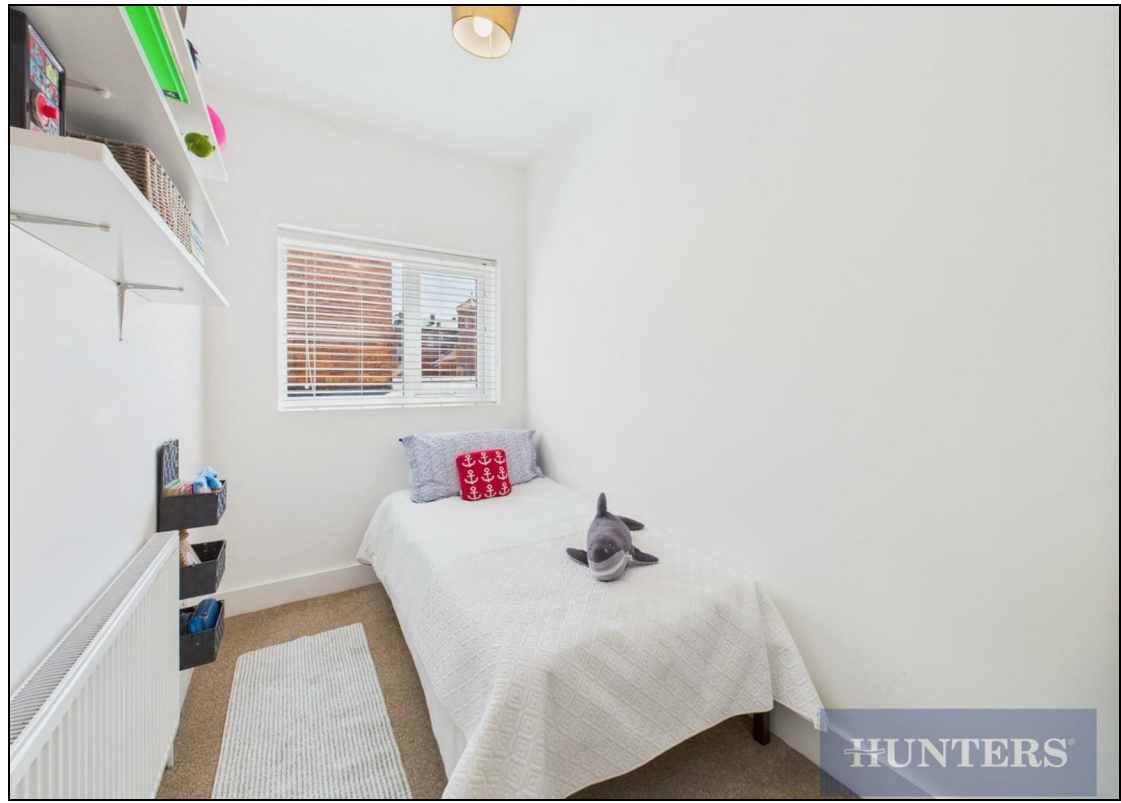
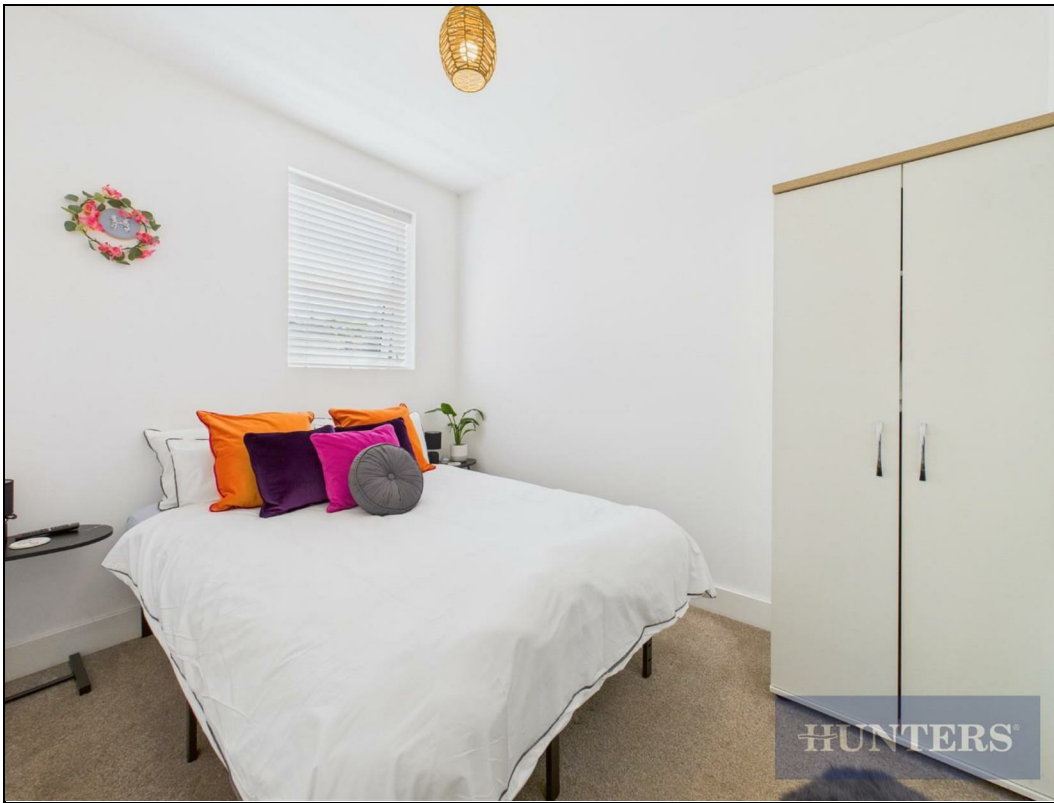
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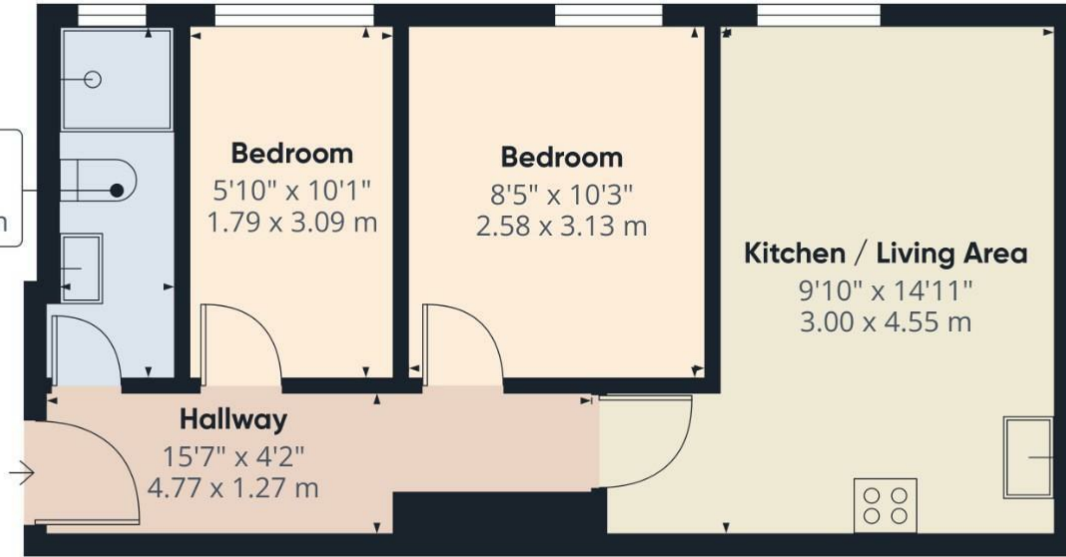


KEY FEATURES

- First Floor Apartment
- Open Plan Kitchen/Living Room
 - Two Bedrooms
- Modern Shower Room
- South Side Location
- Council Tax: A







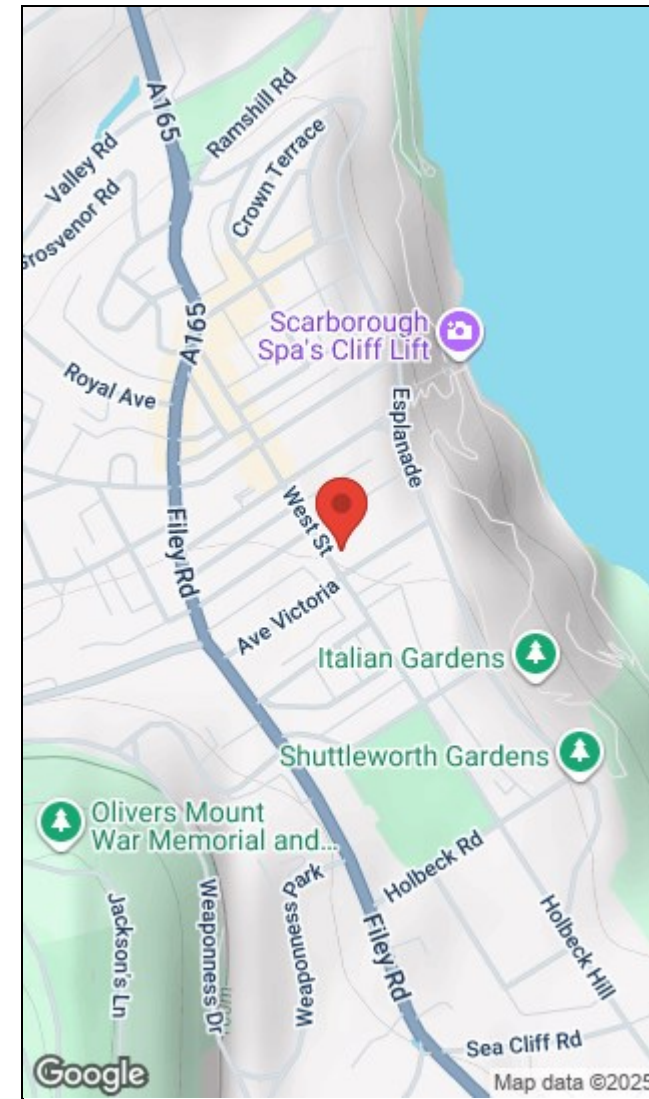
Approximate total area⁽¹⁾
402 ft²
37.4 m²

(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.

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	
	73
	80
EU Directive 2002/91/EC	

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	
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Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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