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HUNTERS

North Leas Avenue, Scarborough

Offers In Excess Of £120,000



This well-presented ground floor apartment offers comfortable and convenient living with a thoughtfully designed layout. Featuring an open-plan living room and kitchen, the space is bright and airy—perfect for and entertaining guests.

The property comprises two generously sized bedrooms, a stylish bathroom, and the added benefit of two entrances—one of which is private, offering extra privacy and ease of access.

Additional features include a designated parking space and the advantage of no onward chain, making this an ideal choice for first-time buyers, downsizers, or investors seeking a smooth and swift purchase.

Situated in the highly sought after North Side of Scarborough, ideally positioned for a wide range of facilities and amenities.

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33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com

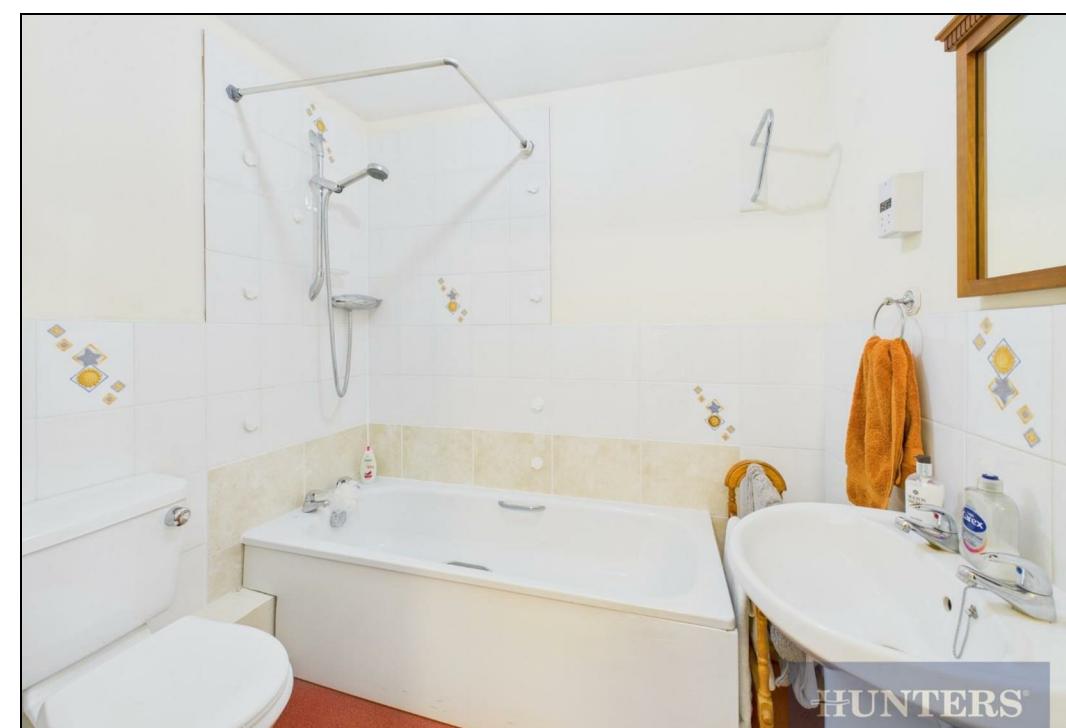
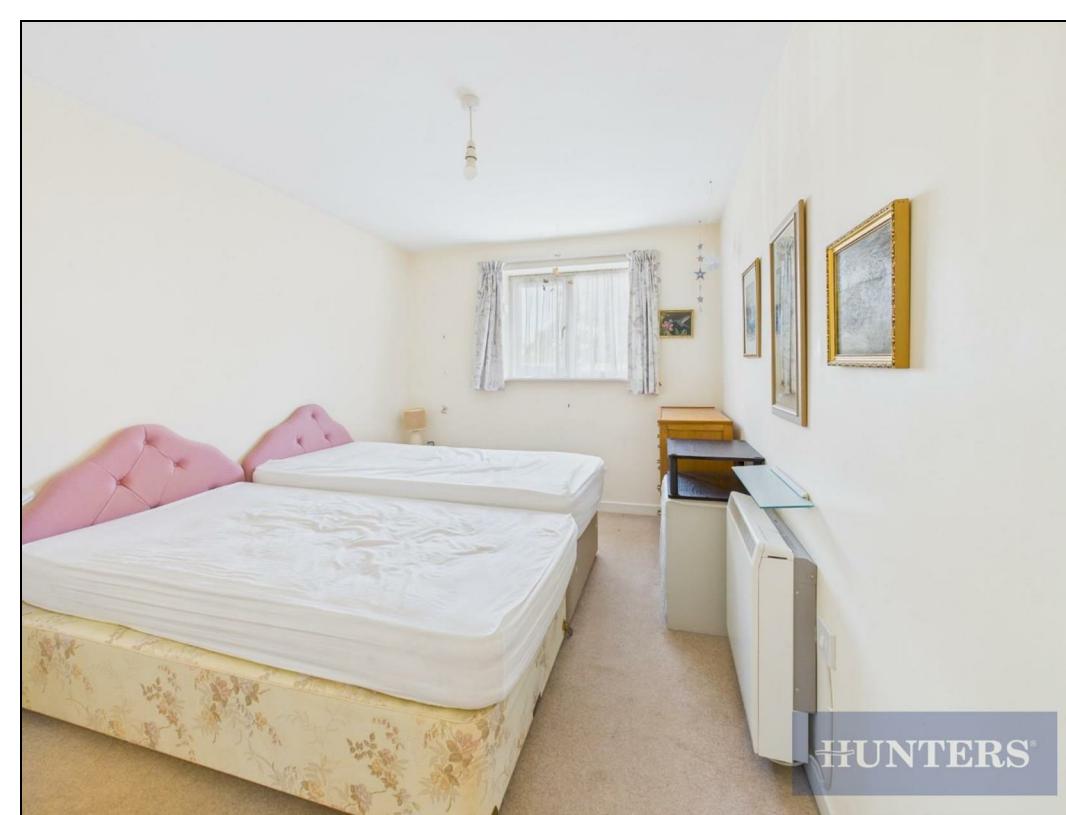


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KEY FEATURES

- Ground Floor Apartment
- Open Plan Living/Kitchen Room
 - Two Bedrooms
 - Designated Parking Space
 - No Onward Chain
 - North Side Location



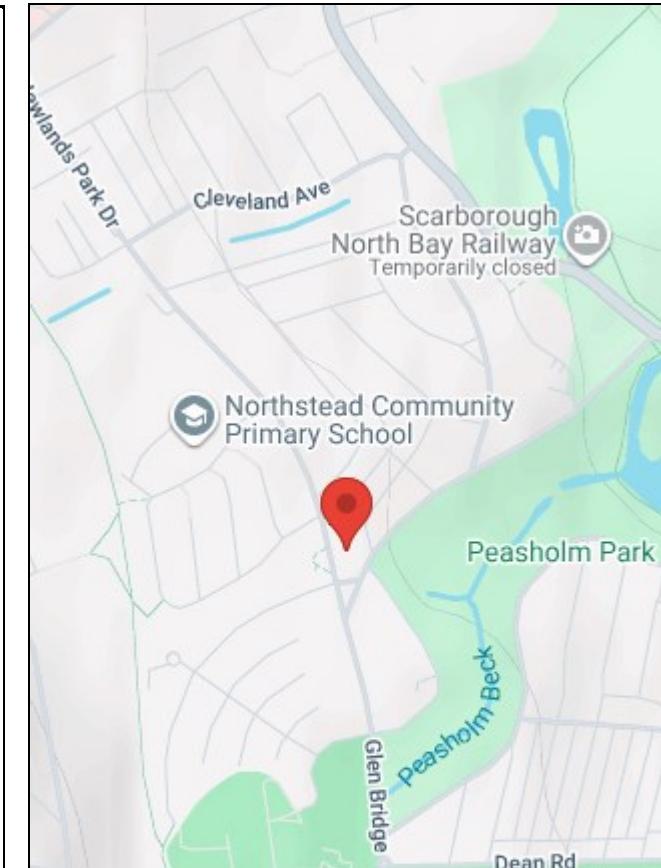




(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 | |

| 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 | | |
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