



## Scholes Park Road, , Scarborough, YO12 6RR

- First Floor Apartment
- Kitchen with Ample Storage
- Seperate Garage
- Castle Views
- No Ground Rent
- Large Living Room
- Two Bedrooms
- Lease Extended by Current Owners
- 168 Years Left On The Lease

**£725**





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## DESCRIPTION

Hunters are delighted to present this charming two-bedroom apartment for rent.

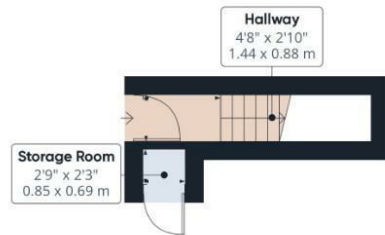
When entering through the communal hallway there is separate storage space to the side. As you enter the apartment, you are greeted by a well-appointed living area that serves as the heart of the home. This versatile space is perfect for relaxation, entertaining guests, or enjoying quiet evenings. The kitchen is compact yet functional, equipped with ample storage, worktop space, and essential appliances, making it ideal for preparing meals with ease. The two bedrooms are generously proportioned, each offering plenty of space. Whether used as sleeping quarters, a home office, or a hobby space, these rooms provide flexibility to meet your needs. The bathroom features a contemporary design with modern fixtures, ensuring both style and practicality for daily use.

Outside, the property benefits from its own separate garage, providing valuable additional storage or secure parking. This is a rare and practical feature, ideal for those with a car, bike, or outdoor equipment. Located in Scholes Park Road it is a sought-after location in Scarborough, offering a peaceful residential setting with close proximity to local amenities, well-regarded schools, and the stunning North Yorkshire coastline.









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
569.75 ft<sup>2</sup>  
52.93 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.

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## Viewings

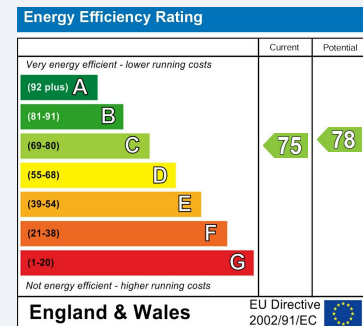
Please contact [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.