



## Westborough, , Scarborough, YO11 1TS

- One-bedroom flat in Scarborough
- The kitchen is equipped with essential amenities
- Boarded Loft Space
- Close to local amenities
- Private viewings available
- Spacious 498 sq ft area
- The bathroom is thoughtfully designed
- Located in conservation area
- Ideal for single or couple
- Viewing recommended

**£75,000**





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## DESCRIPTION

Nestled in the charming area of Westborough, Scarborough, this delightful flat offers a perfect blend of comfort and potential. Spanning an inviting 498 square feet, the property features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests.

The flat comprises one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and style. The kitchen is equipped with essential amenities, making it a practical area.

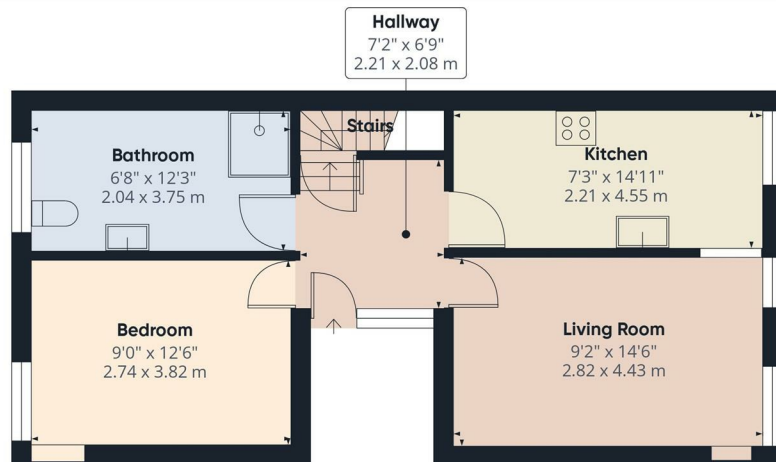
One of the standout features of this property is the boarded loft space, which presents an exciting opportunity for conversion into a maisonette, subject to obtaining the necessary permissions. This additional space could significantly enhance the living area, offering versatility for future use.

With its prime location in Westborough, residents will enjoy easy access to local amenities, shops, and the beautiful coastline that Scarborough is renowned for. This flat is an excellent choice for first-time buyers or investors looking to capitalise on the potential for expansion. Embrace the opportunity to make this charming flat your own and explore the possibilities it has to offer.

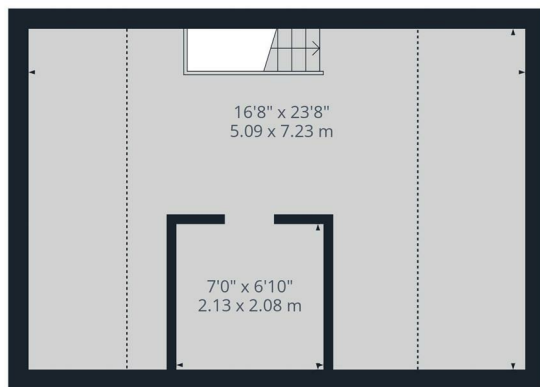








Ground Floor



Floor 1

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@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.

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#### Approximate total area<sup>(1)</sup>

860 ft<sup>2</sup>  
80 m<sup>2</sup>

#### Reduced headroom

161 ft<sup>2</sup>  
14.9 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

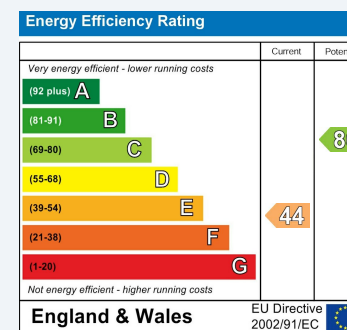
..... Below 5 ft/1.5 m

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

GIRAFFE360

## 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.