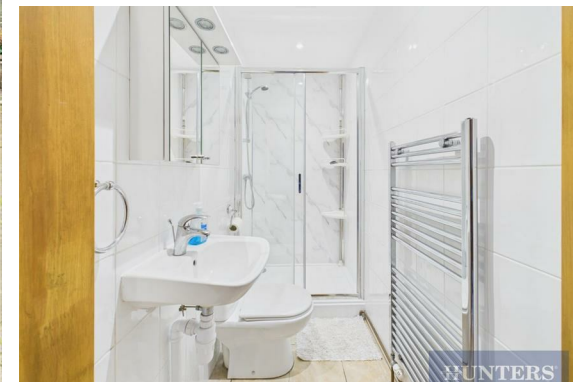




Arundel Place, , Scarborough, YO11 1TX

- Flexible two-storey layout with 3 bedrooms, 2 bathrooms, utilities, and garage
- Recent upgrades: new glazing, boiler, and 25-year roof warranty
- Generous garage with private parking
- New to the rental market
- Contact Hunters
- Prime Scarborough town centre location near beaches and amenities

£950 Per Month



Arundel Place, , Scarborough, YO11 1TX

DESCRIPTION

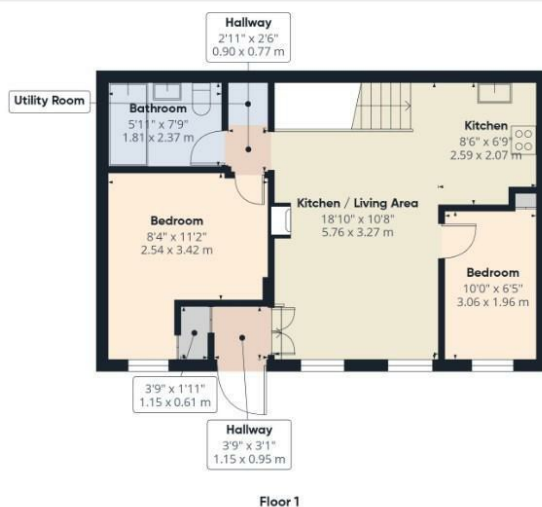
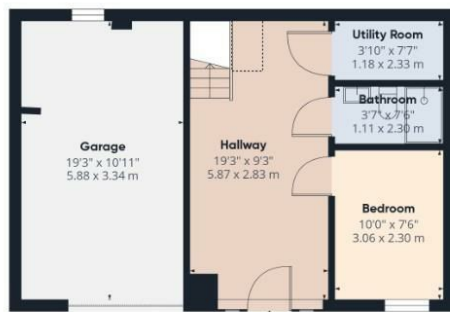
Hunters are pleased to present this well-maintained property is arranged over two floors, offering excellent flexibility and a versatile layout. On the ground floor, there is a spacious entrance hallway, a utility room, a shower room, and a bedroom, along with a generous garage. Upstairs, the first floor features a bright open-plan kitchen and living area, a second utility room, a family bathroom, and two further bedrooms.

The property has also benefited from a number of recent upgrades, including new double glazing installed approximately three years ago, a new boiler fitted within the last three years, and a brand-new roof with a full twenty five-year warranty completed just weeks ago.

Situated in the heart of Scarborough, this property enjoys a prime town centre location, with an array of shops, restaurants, cafés, and entertainment options on your doorstep. The vibrant harbour, sandy beaches, and scenic promenade are all within easy reach, while excellent transport links make commuting or exploring the wider Yorkshire Coast simple and convenient.







Viewings

Please contact 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.



33 Huntriss Row, Scarborough, North Yorkshire, YO11 2ED
Tel: 01723 336760 Email: scarboroughlettings@hunters.com <https://www.hunters.com>



Approximate total area⁽¹⁾

1018 ft²
94.4 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces.

Reduced headroom

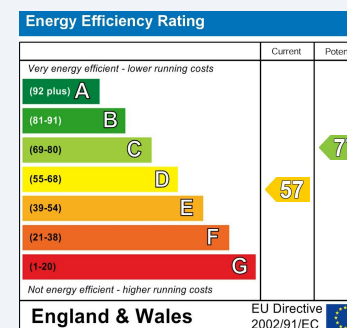
Below 5 ft/1.5 m

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.

