



**HUNTERS**<sup>®</sup>  
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# The Spinney, Scarborough

## Offers In The Region Of £150,000



Hunters are pleased to offer this well-presented two-bedroom home to the market with no onward chain. Set over two floors, the property provides modern, practical living space ideal for first-time buyers or small families.

The ground floor features a bright and spacious living room that flows through to a well-designed kitchen diner, offering a comfortable layout for everyday living and entertaining. Upstairs, there are two generous double bedrooms along with a modern bathroom.

Externally, the property benefits from a low-maintenance rear garden, perfect for relaxing or outdoor dining. To the side, there is parking for two cars, providing excellent convenience.

Located in The Spinney, you're just a short drive or bus ride away from Scarborough town centre, the popular North Bay and South Bay beaches, and the Amusement Quarter. The property is also in close proximity to Scarborough Hospital, making it ideal for healthcare workers. Local amenities include supermarkets, cafés, and schools, while public transport links and road access make commuting or exploring the wider Yorkshire coast straightforward.

A great opportunity to secure a ready-to-move-into home with no chain. Suitable for a range of buyers looking for a straightforward purchase in a popular location.

## KEY FEATURES

- Two double bedrooms
- Spacious living room and separate kitchen
  - Modern bathroom
- Low-maintenance rear garden
- Parking for two cars
- No onward chain







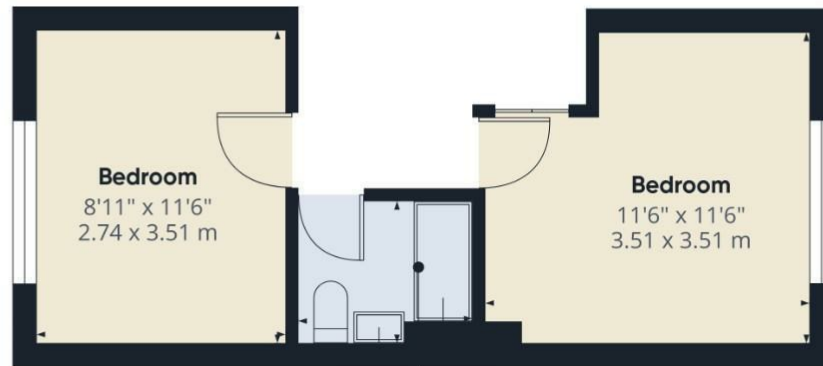








Ground Floor



Floor 1



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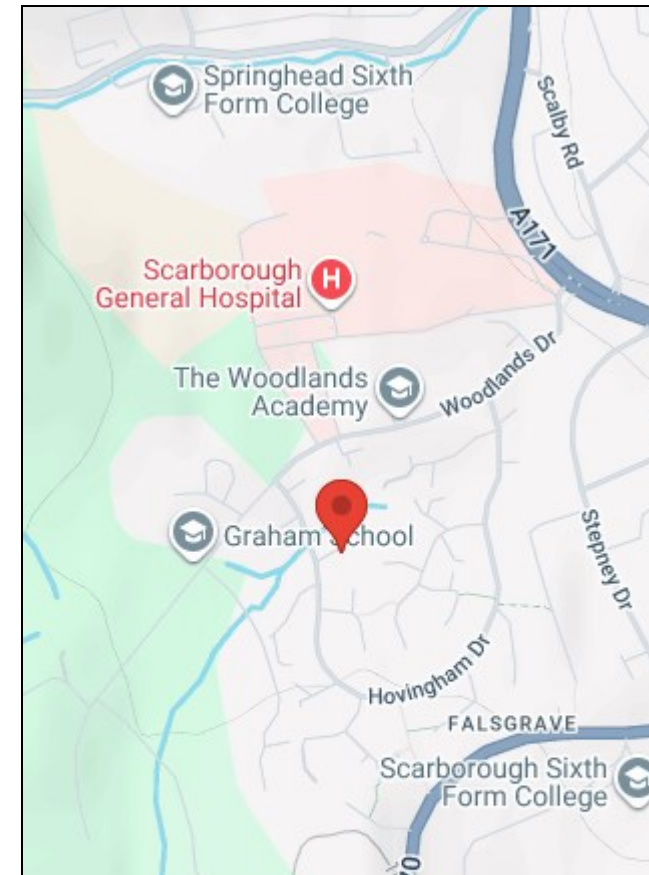
Approximate total area<sup>(1)</sup>

578 ft<sup>2</sup>  
53.7 m<sup>2</sup>

(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.

GIRAFFE 360



| Energy Efficiency Rating                    |   |
|---|---|
| Current                                     | Potential                                   |
|   | Very energy efficient - lower running costs |
|   | (92 plus) <b>A</b>                          |
|   | (81-91) <b>B</b>                            |
|   | (69-80) <b>C</b>                            |
|   | (55-68) <b>D</b>                            |
|   | (39-54) <b>E</b>                            |
|   | (21-38) <b>F</b>                            |
|   | (1-20) <b>G</b>                             |
| Not energy efficient - higher running costs |   |
| EU Directive 2002/91/EC                     | 87  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   |
|---|---|
| Current   | Potential   |
|   | Very environmentally friendly - lower CO <sub>2</sub> emissions |
|   | (92 plus) <b>A</b>  |
|   | (81-91) <b>B</b>  |
|   | (69-80) <b>C</b>  |
|   | (55-68) <b>D</b>  |
|   | (39-54) <b>E</b>  |
|   | (21-38) <b>F</b>  |
|   | (1-20) <b>G</b>   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |
| EU Directive 2002/91/EC   |   |

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