

HUNTERS®

HERE TO GET *you* THERE



Grosvenor Crescent

Scarborough, YO11 2LJ

£600 Per Month





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



This newly refurbished one bedroom ground floor studio apartment is located on the popular Grosvenor Crescent in Scarborough. The property has been updated throughout and features a bright and spacious open-plan kitchen and living area, with an ample second reception space and a modern contemporary bathroom. Externally, the flat benefits from a small front terrace, ideal for a bistro set, and a rare single garage which is fitted with light and power, providing secure parking or excellent storage space.

The location is highly convenient, positioned within easy reach of Scarborough Town Centre with its shops, supermarkets and amenities. The South Bay, beachfront and Valley Gardens are also close by, making this an excellent spot for those who enjoy coastal walks and outdoor space. Public transport links are strong, with regular bus routes nearby and Scarborough Train Station easily accessible. The property is also well placed for routes towards Filey Road, the A64 and wider commuter links.

The flat is offered to the market on an unfurnished basis and is available immediately. Central heating and double glazing are provided throughout. Council Tax is typically Band A for this area, and the EPC rating is a D.



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 OR LETTING?** If you are thinking of selling or letting 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.

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