



## Scalby Mills Road, , Scarborough, YO12 6RB

- First-floor one-bedroom apartment
- Open-plan kitchen living
- Includes parking and garage
- Easy access to transport links
- Two Bathrooms
- Juliet balcony with views
- Close to Scarborough amenities
- Perfect for singles or couples

**£180,000**





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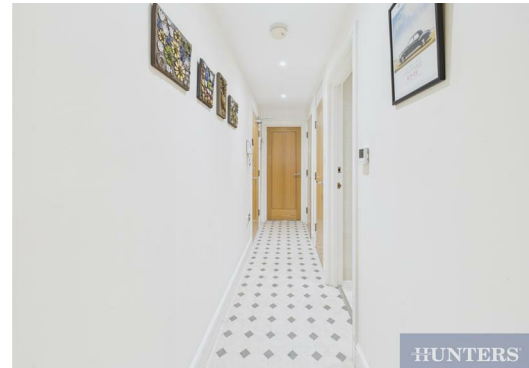
## DESCRIPTION

Located on Scalby Mills Road in the charming coastal town of Scarborough, this delightful first-floor apartment offers a perfect blend of comfort and modern living. This property features a spacious open-plan kitchen and living area, ideal for both relaxation and entertaining. The room is bathed in natural light, thanks to the lovely Juliet balcony that invites the fresh sea breeze into your home.

The apartment boasts a well-appointed bedroom, complete with an en suite bathroom, ensuring privacy and convenience and a dressing area complete with built in wardrobes. Additionally, there is a master bathroom, providing ample facilities for residents and guests alike. For those with vehicles, the property includes a dedicated parking space and a garage, adding to the ease of living in this desirable location.

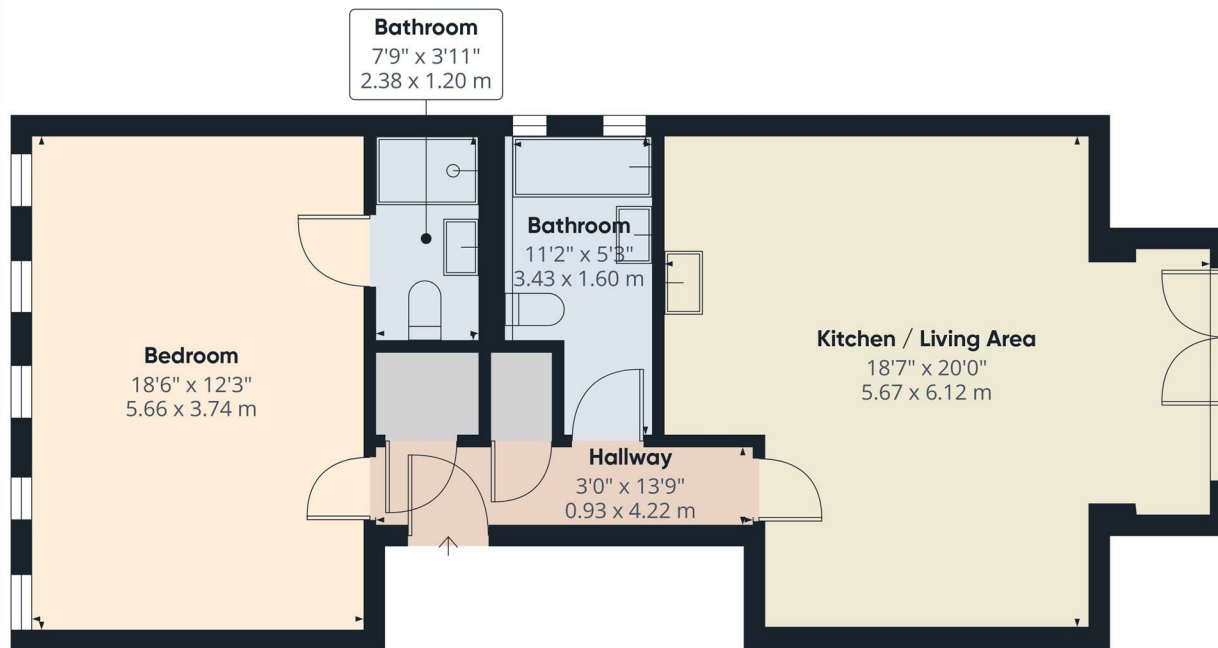
Conveniently positioned just less than a mile from the Town Centre in one of Scarborough's most desirable locations the property offers excellent access to a wide range of amenities and attractions including a garage and Tesco express, not to mention a choice of pubs and restaurants. Also located nearby is Peasholm Park, offering numerous attractions such as a boating lake and a putting green. Scalby Mills Road is also near Europe's largest open air theatre where some of the biggest names in the music industry have performed. If all this isn't enough, the property is adjacent to the North Cliff Golf Club where golfers of all abilities can play while admiring the views of the North Yorkshire Moors and glorious sea views across the North Bay towards the Castle.

Call today to book a viewing!









Approximate total area<sup>(1)</sup>  
683 ft<sup>2</sup>  
63.5 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.

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### Viewings

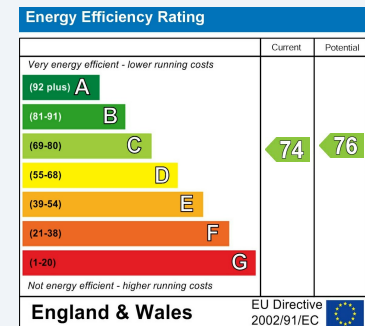
Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.