



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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HUNTERS

# Gordon Street, Scarborough

Asking Price £140,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are delighted to bring to the market this large TERRACED house located in Scarborough town centre benefiting from FOUR BEDROOMS, SPACIOUS ROOMS and LOW MAINTENANCE REAR YARD. In need of modernisation this property is PERFECT for a RANGE OF BUYERS including INVESTORS and has the potential to be a fantastic family home.

This fantastic home briefly comprises: entrance hall with stairs to the first floor landing, bay fronted lounge, dining room and kitchen. To the first floor you are presented with four good sized bedrooms and family bathroom. The outside welcomes you with a low maintenance rear yard.

Being situated centrally within the town, with a wealth of local amenities and attractions close by including Scarborough's North Bay and the beach and a wide range of restaurants, bars and entertainment venues. It is also ideally situated for easy access to a range of transport links including the buses and trains.

This is not one to miss, call now to arrange a viewing!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
scarborough@hunters.com | www.hunters.com

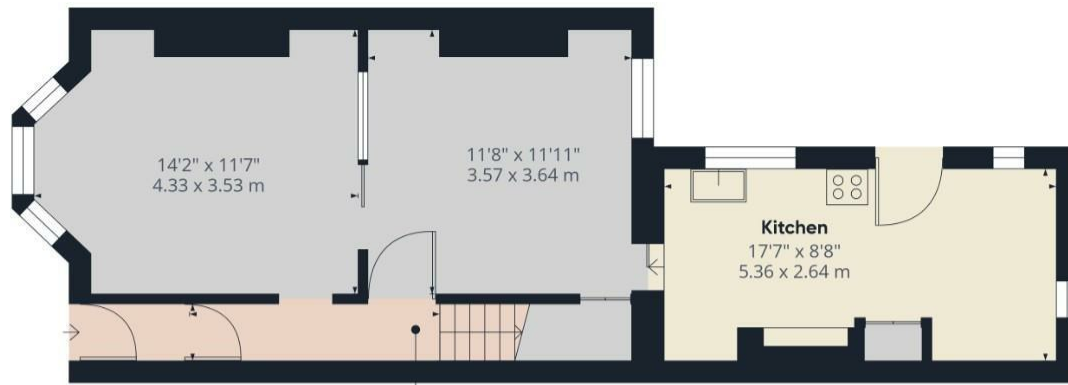


## KEY FEATURES

- Terraced home
- Four bedrooms
- Low maintenance yard
  - EPC: TBC
- Access to local amenities
- Sought after location
- In need of modernisation
- Perfect for investors

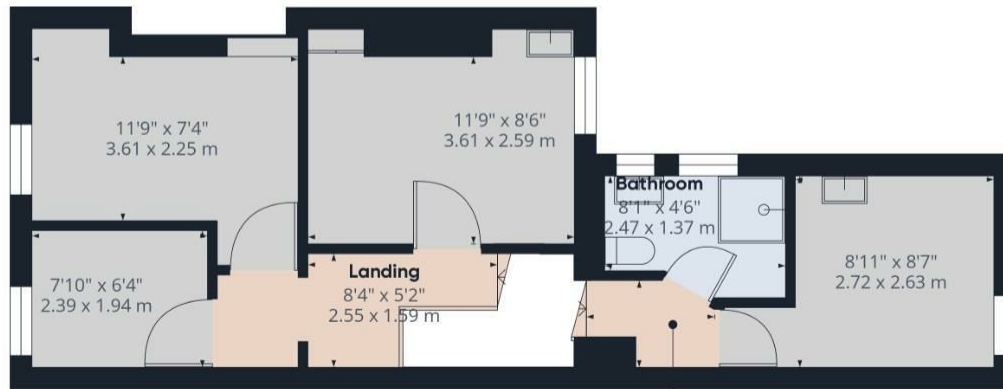






**Hallway**  
10'9" x 3'0"  
3.29 x 0.93 m

Ground Floor



**Hallway**  
5'9" x 3'11"  
1.75 x 1.22 m

Floor 1



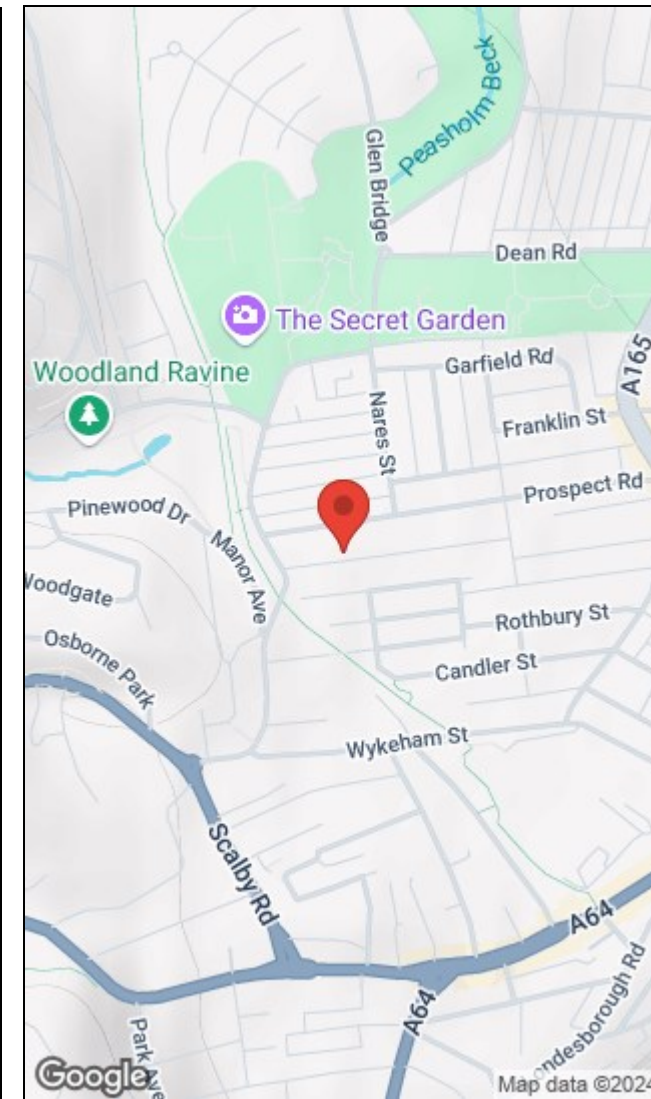
**Approximate total area<sup>(1)</sup>**  
961.86 ft<sup>2</sup>  
89.36 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
	85
65	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

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