



## Spring Bank, Scarborough, YO12 4DZ

- Mid-terrace home in central location
- Two bedrooms & bathroom
- Rear courtyard
- Open plan living/dining room
- Cellar for storage
- Ideal first-time buy

**Offers In Excess Of £120,000**



# Spring Bank, Scarborough, YO12 4DZ

## DESCRIPTION

\*\*\* THIS PROPERTY IS SALE READY\*\*\*

Hunters are pleased to bring to the market this well-presented mid-terrace home, ideally situated on Spring Bank in Scarborough, offering spacious and well-balanced accommodation suited to a range of buyers, particularly first-time buyers looking to step onto the property ladder.

The property features a generous open plan living and dining room, creating a bright and sociable space ideal for both everyday living and entertaining. To the rear, a well-arranged kitchen provides practical workspace and direct access out to the enclosed courtyard, perfect for low-maintenance outdoor seating. A useful cellar adds valuable additional storage and flexibility.

To the first floor are two well-proportioned bedrooms and a family bathroom, all accessed from a central landing. Externally, the property benefits from a private rear courtyard, offering a manageable outdoor space with minimal upkeep required.

Situated on the ever-popular Spring Bank, the property enjoys a convenient and well-connected position within Scarborough. A range of local shops, supermarkets and amenities are all within easy reach, while Scarborough town centre is just a short distance away, offering a wider selection of retail, dining and leisure facilities. The location also benefits from nearby transport links including the train station and regular bus routes, as well as easy access to both the North and South Bay, making it ideal for those looking to enjoy coastal living alongside everyday convenience.

Early viewing is highly recommended to fully appreciate the space, location and potential this home has to offer.

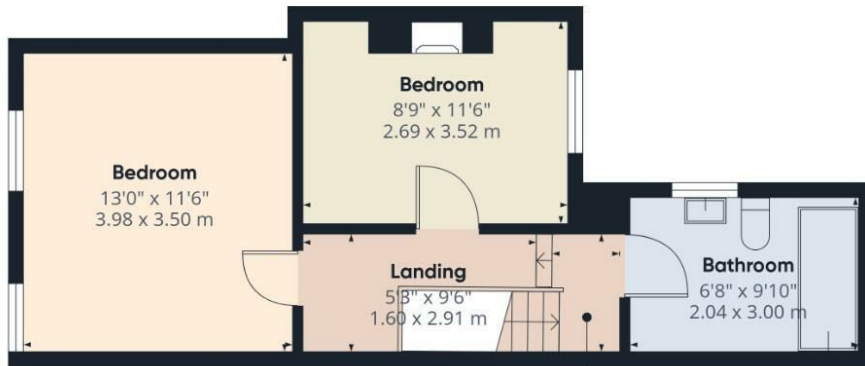






**Hallway**  
3'0" x 10'6"  
0.92 x 3.22 m

Ground Floor



**Landing**  
5'3" x 2'6"  
1.60 x 0.77 m

Floor 1



Approximate total area<sup>(1)</sup>  
765 ft<sup>2</sup>  
70.9 m<sup>2</sup>

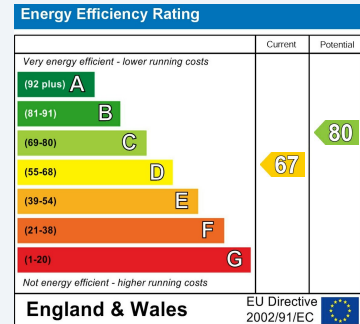
(1) Excluding balconies and terraces

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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## 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.

### 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.



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