



Langdale Road, Scarborough
YO12 7RA

**Offers In Excess Of
£180,000**



Langdale Road, Scarborough

DESCRIPTION

Hunters are pleased to present to the market this beautiful mid-terraced home offering generous living space across three floors, blending period charm with modern convenience, and offered with no onward chain.

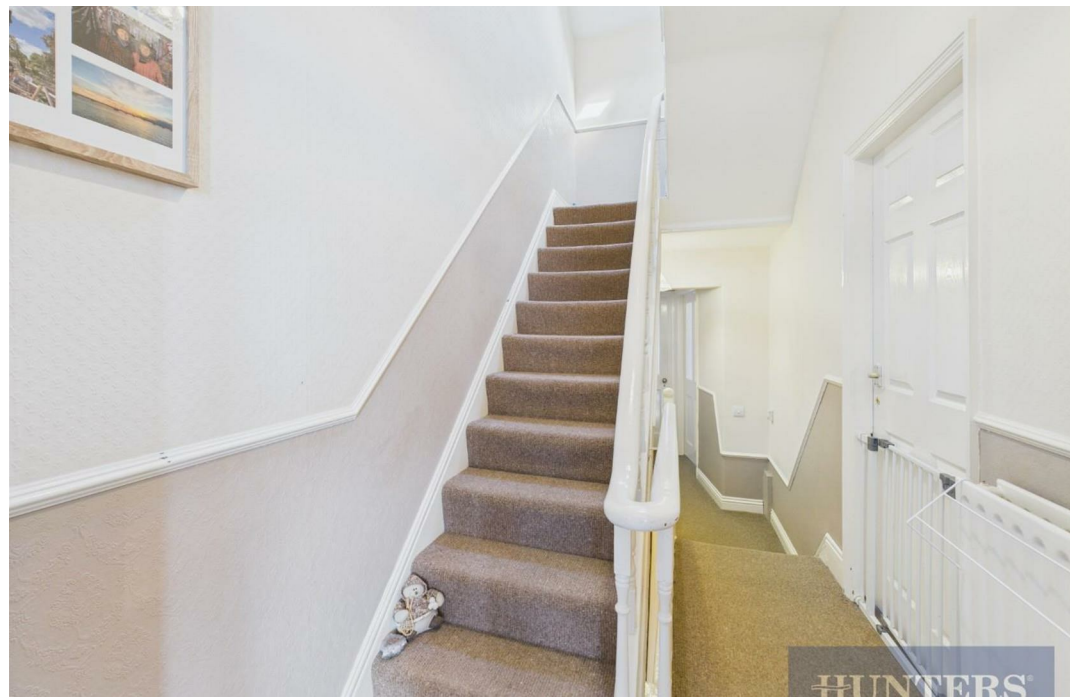
Upon entering, you're welcomed into a bright and airy living room featuring a bay window that floods the space with natural light. Sliding doors seamlessly connect the living room to a separate dining room, perfect for entertaining or family meals. The modern kitchen is well-appointed with contemporary units and integrated appliances, and it leads to a practical utility room, providing additional storage and laundry space.

Upstairs on the first floor, you'll find two spacious double bedrooms, a bathroom, and a separate WC—ideal for busy households. The second floor boasts two further double bedrooms, offering flexible options for family, guests, or home office use. Outside, the rear courtyard provides a private space for relaxing or enjoying summer evenings.

This accommodation is situated centrally within the town, with a wealth of local amenities and attractions close by, including Scarborough's South Bay and the beach, the Spa complex, and a wide range of restaurants, bars, and entertainment venues. It also offers convenient access to Scarborough's North Bay, known for its scenic coastline, Peasholm Park, and a variety of watersports. The property is also ideally located for easy access to a range of transport links, including buses and trains.

This well-proportioned home is perfect for growing families or those seeking ample space in a convenient location. Contact the office to arrange a viewing!







Approximate total area⁽¹⁾
1309 ft²
121.6 m²

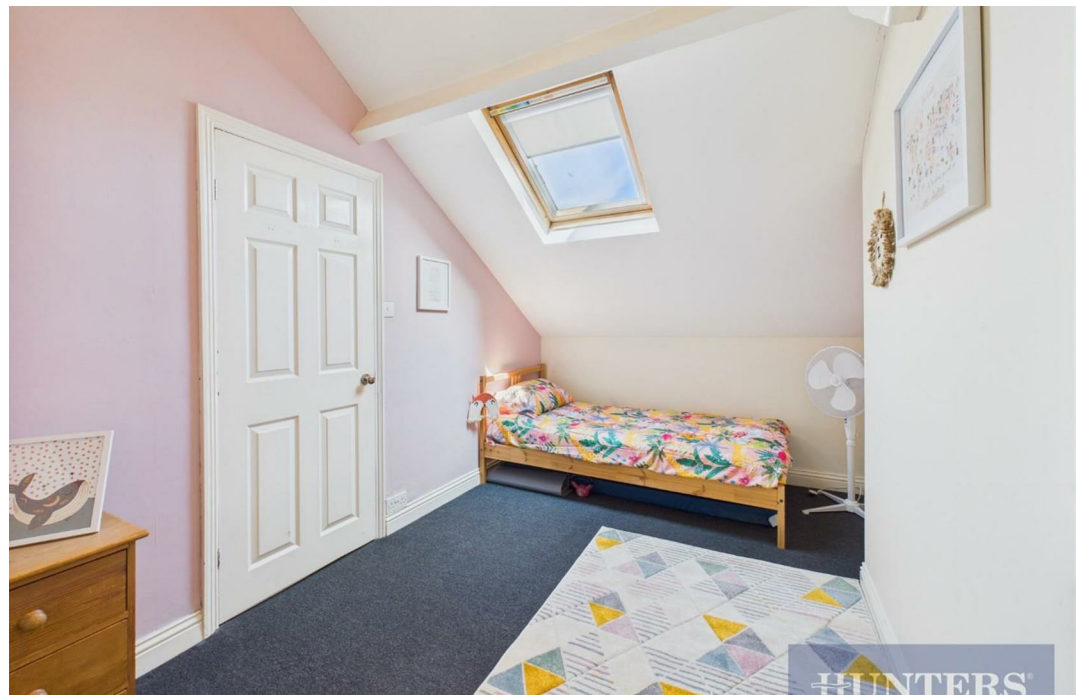
Reduced headroom
63 ft²
5.8 m²

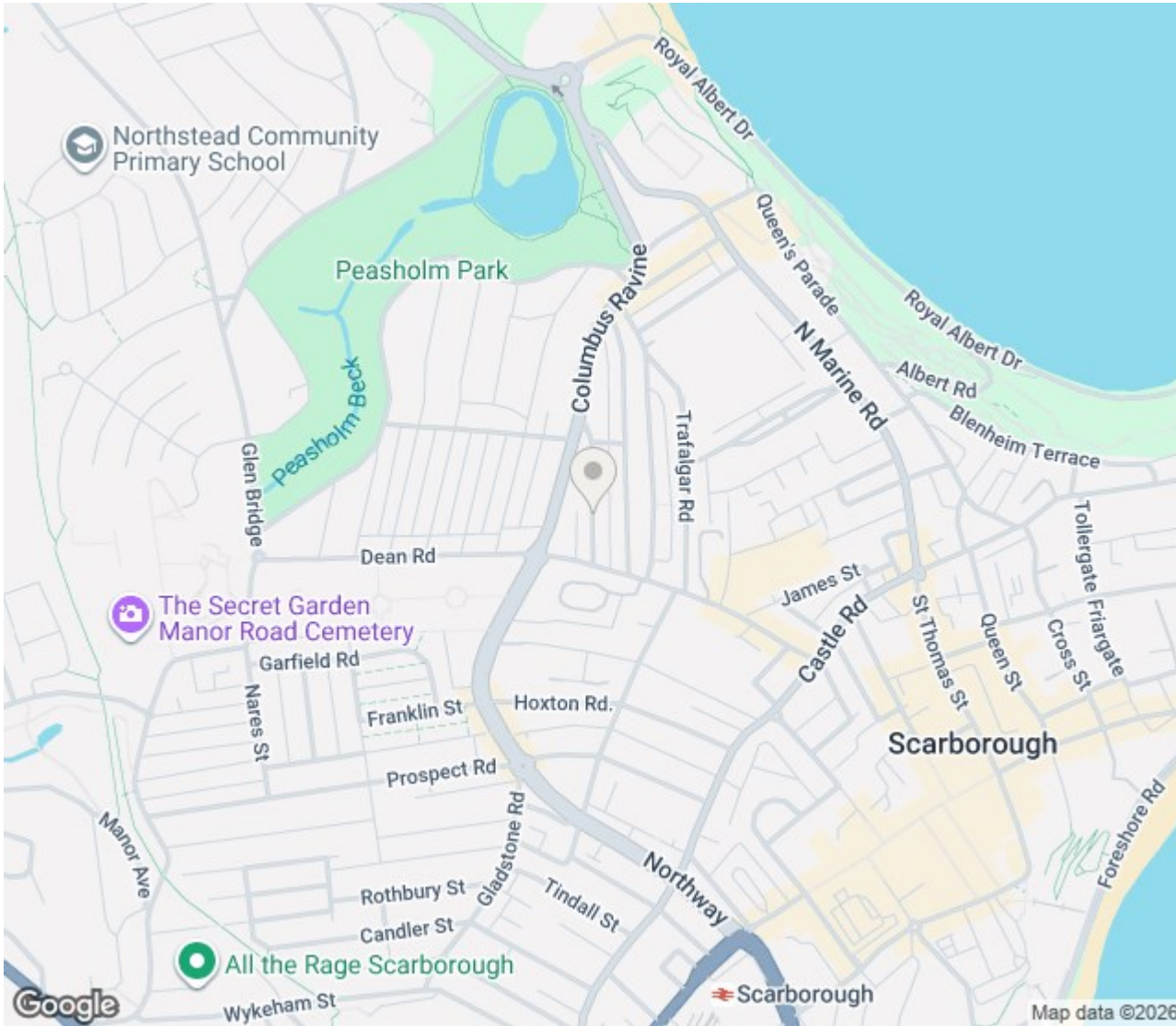
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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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.