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# Gordon Street, Scarborough

£155,000



Nestled on the ever-popular Gordon Street in Scarborough, this well-presented mid-terrace home offers spacious and versatile accommodation across two floors, making it an ideal choice for first-time buyers, investors or those looking for a conveniently located home close to the town centre.

The ground floor opens with an entrance hallway leading into a generously sized living room, providing a comfortable space to relax and unwind. A separate dining room offers plenty of room for family meals and entertaining, while the fitted kitchen sits to the rear of the property and provides ample storage and worktop space for everyday use, along with access to the outside.

To the first floor are two well-proportioned bedrooms, including a particularly generous main bedroom, alongside a spacious family bathroom. The practical layout provides comfortable accommodation while still offering plenty of scope for a new owner to add their own style and personal touches. Externally, the property benefits from a private courtyard, providing a useful low-maintenance outdoor space.

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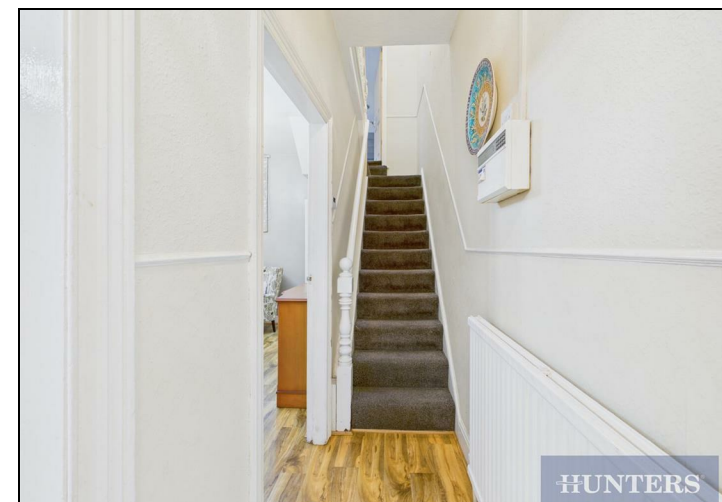
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
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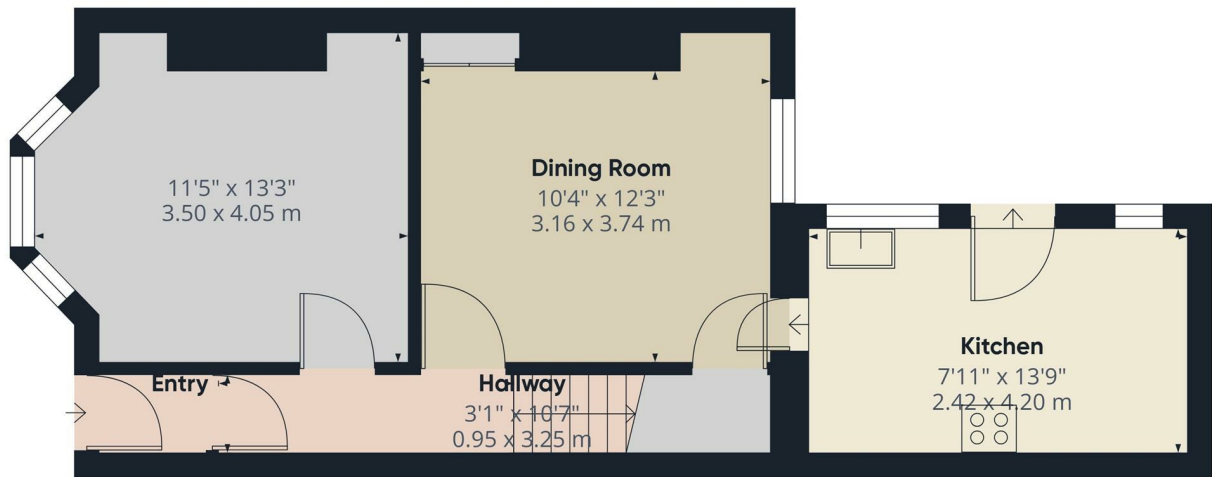
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## KEY FEATURES

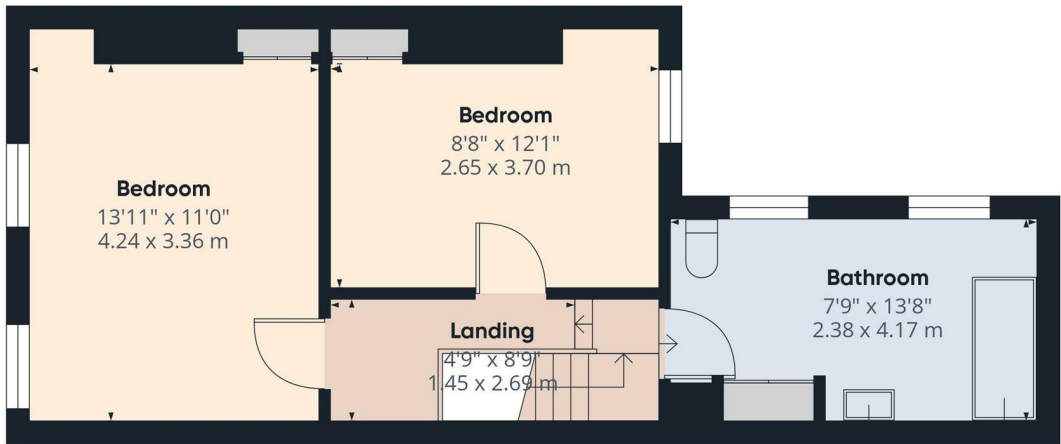
- Mid Terrace House
- Two double bedrooms
- Fitted kitchen with storage
  - Modern Bathroom
- Close to schools and amenities
- Ideal for first-time buyers







Ground Floor



Floor 1

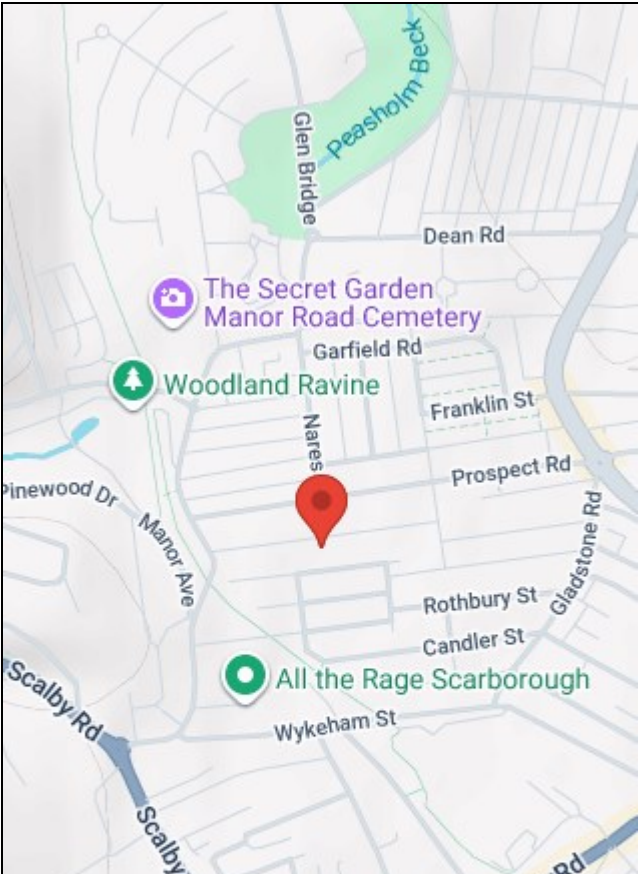
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Approximate total area<sup>(1)</sup>  
874 ft<sup>2</sup>  
81.2 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             |           | <b>83</b> |
|                                             | <b>62</b> |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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

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