



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS

# Granville Road, Scarborough

## Offers In Excess Of £70,000



Hunters are delighted to present this one-bedroom ground floor flat on Granville Road, featuring a private entrance for added convenience. The property boasts a spacious living room, a separate kitchen, a comfortable bedroom, and a modern bathroom.

This inviting home offers a well-designed layout, with a bright and airy living space perfect for both relaxation and entertaining. The separate kitchen is equipped for everyday cooking needs, while the bedroom provides a cosy retreat. Residents also benefit from access to a communal yard, offering shared outdoor space to enjoy. Ideally suited for individuals or couples, this property combines comfort and accessibility.

Situated in the vibrant coastal town of Scarborough, this flat is surrounded by an array of local amenities, including shops, restaurants, and leisure facilities. Whether you're a first-time buyer or looking for a charming seaside retreat, this property on Granville Road presents a fantastic opportunity not to be missed.

The South Side of Scarborough is a highly sought-after location, known for its stunning coastal views, historic charm, and vibrant amenities. Residents enjoy easy access to a variety of shops, cafés, restaurants, and entertainment venues, including the Scarborough Spa and the Stephen Joseph Theatre. The South Side also benefits from excellent transport links, with Scarborough railway station nearby, making it convenient for commuters and visitors alike. The South Side is an ideal location for those looking to experience the best of coastal living.

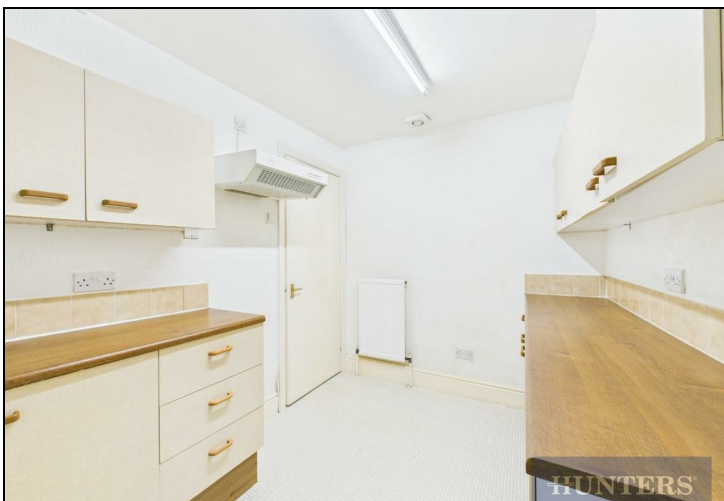
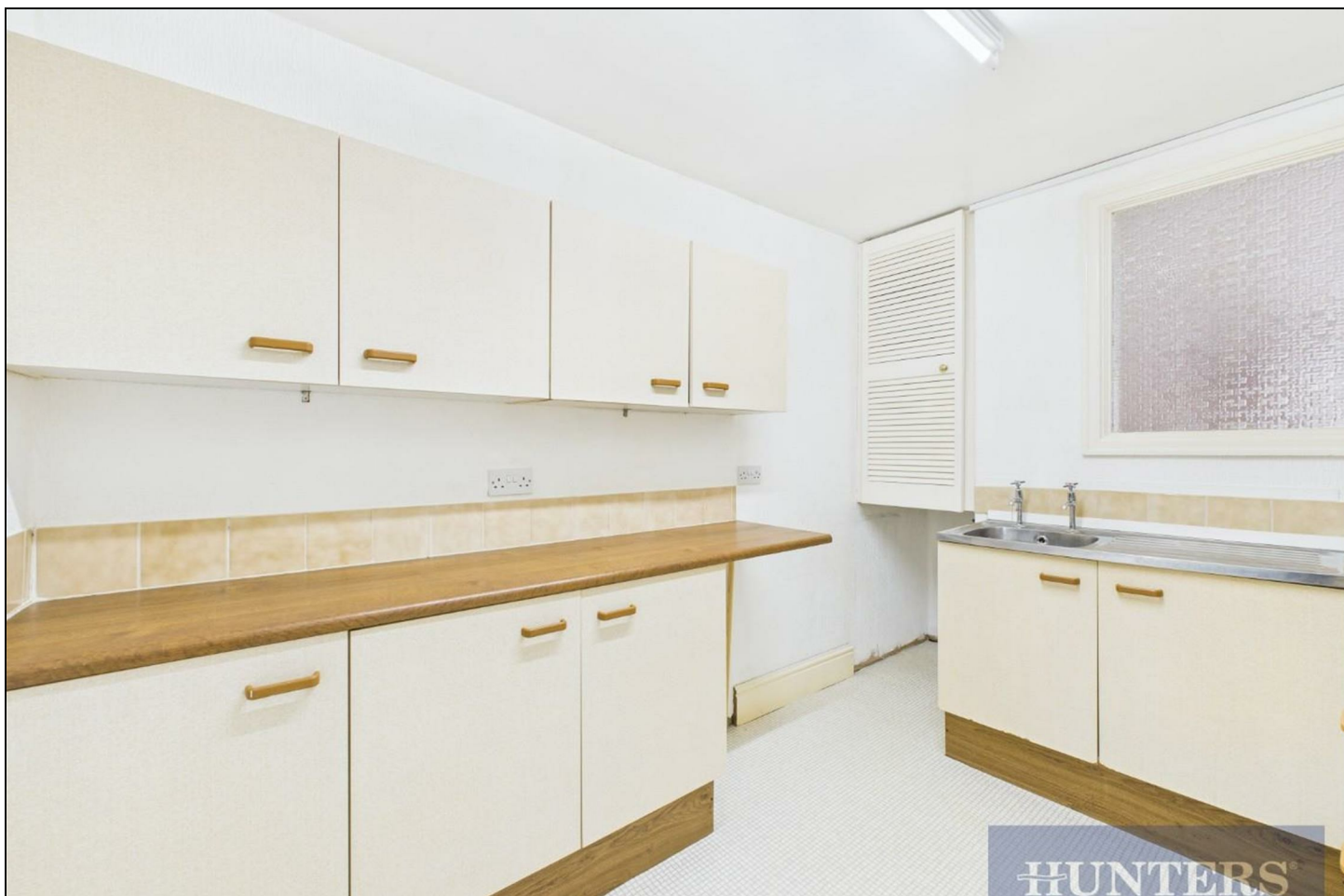
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

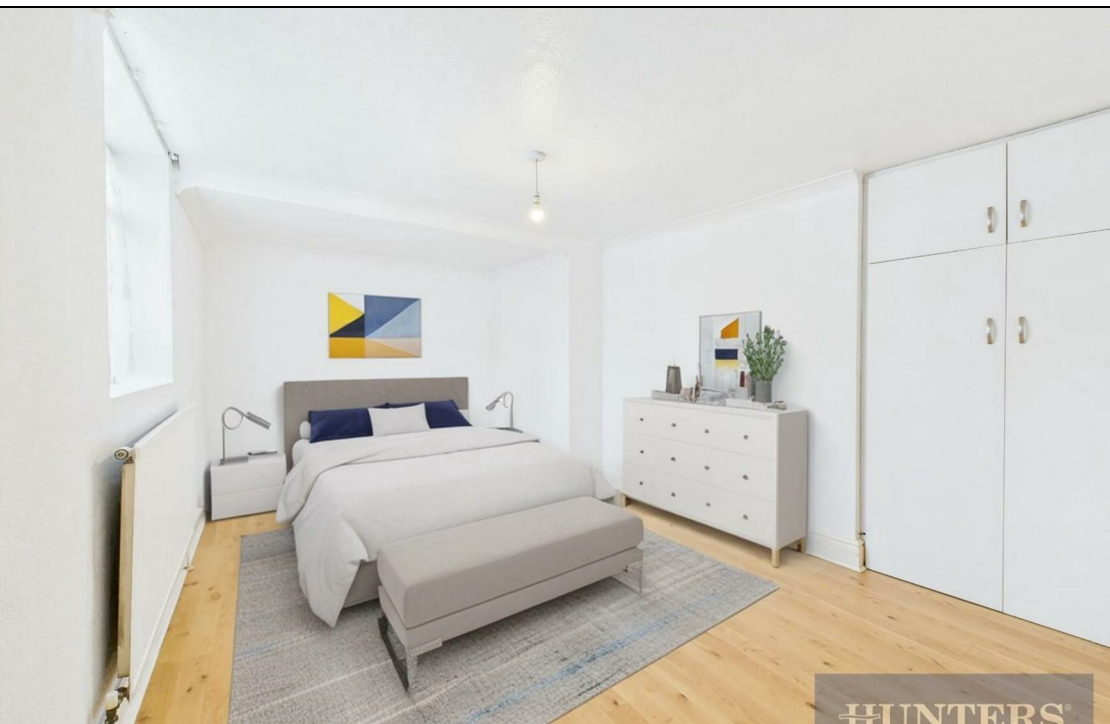


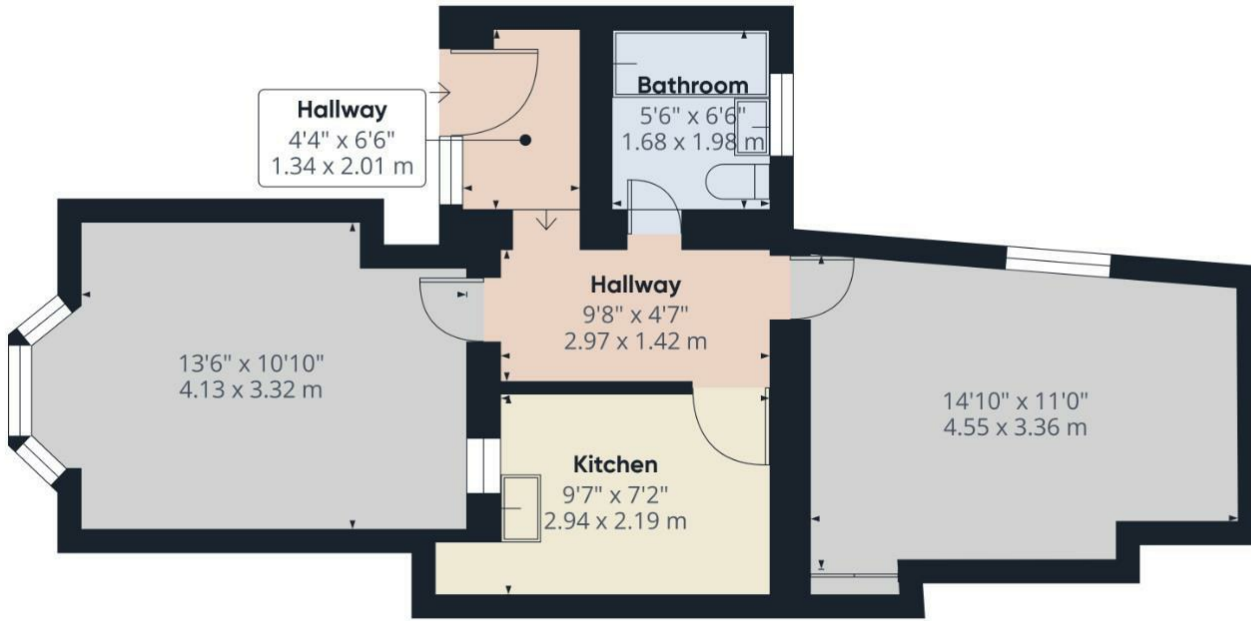
This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 3-4 Market Place Hull HU1 3RS | Registered Number: 5574248 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited

## KEY FEATURES

- Seperate Kitchen
- Large Living Room
  - One Bedroom
- Modern Bathroom
- Private Entrance
- Council Tax: A
  - EPC: D







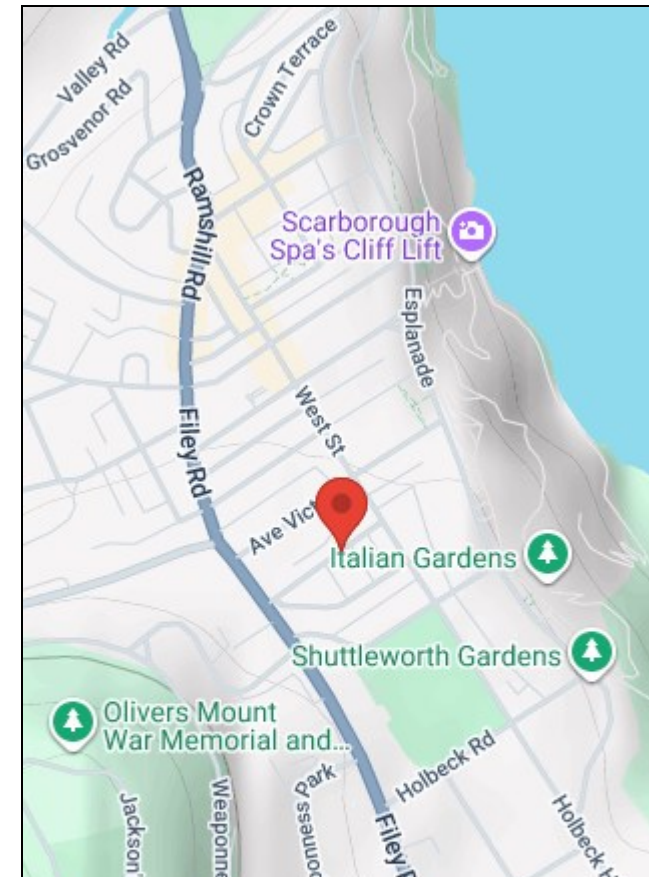
Approximate total area<sup>(1)</sup>  
487.07 ft<sup>2</sup>  
45.25 m<sup>2</sup>

(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.

GIRAFFE 360



**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>	57	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

**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		
EU Directive 2002/91/EC		

England & Wales

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Algate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited