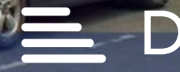




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS**<sup>®</sup>

# Montpellier Terrace, Scarborough

## Offers In Excess Of £115,000

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

This well presented ONE BEDROOM, FIRST FLOOR APARTMENT is offered to the market with NO ONWARD CHAIN and would serve as the ideal permanent home, seaside retreat or investment opportunity. Being situated on the South Side of Scarborough, the property affords access to a wealth of local amenities! Forming part of the prestigious Easby Hall building which was renovated to a high standard in 2004 with lift facility and motion sensor lighting to communal areas.

The accommodation briefly comprises of a communal entrance hall with lift facility and staircase to all floors. The apartment itself offers: spacious entrance hallway, an open plan lounge/diner, modern fitted kitchen, double bedroom and family bathroom.

Being located on Scarborough's South Cliff the property is well placed for an abundance of amenities and attractions including The Esplanade, Ramshill shopping parade, The Spa conference centre, Scarborough town centre, railway station, South Bay and the beach and would therefore be well suited to a young working person or couple as a first time buy or as a holiday home/rental which would provide a great additional income rented as a holiday home (currently in use as).

If you wish to book a viewing, please contact our friendly and experienced sales team on 01723336760.

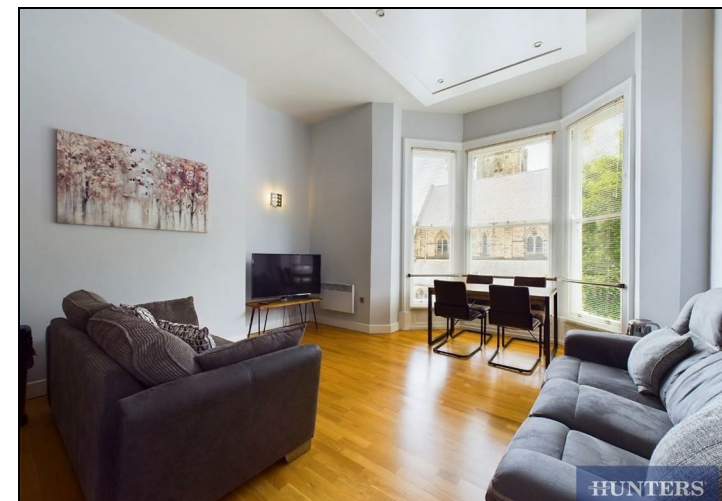
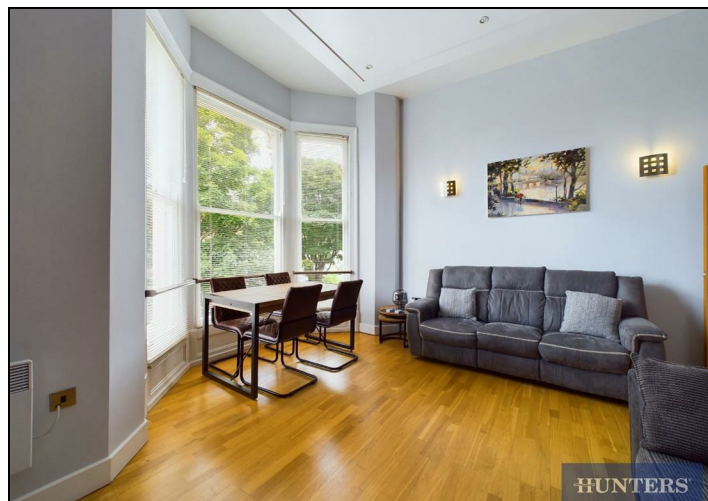
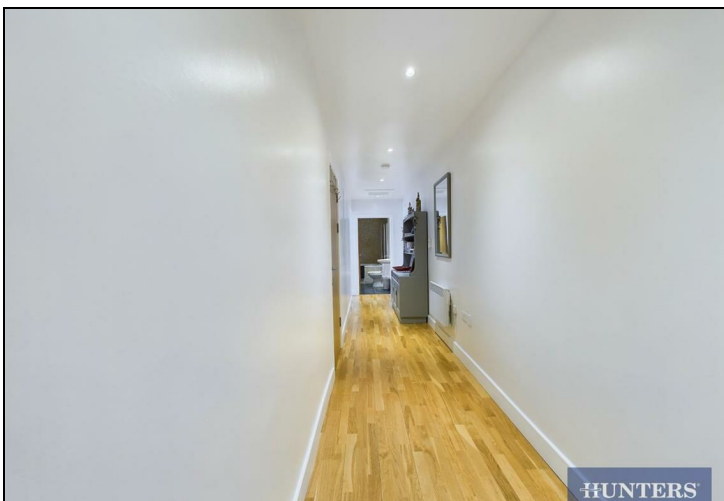
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

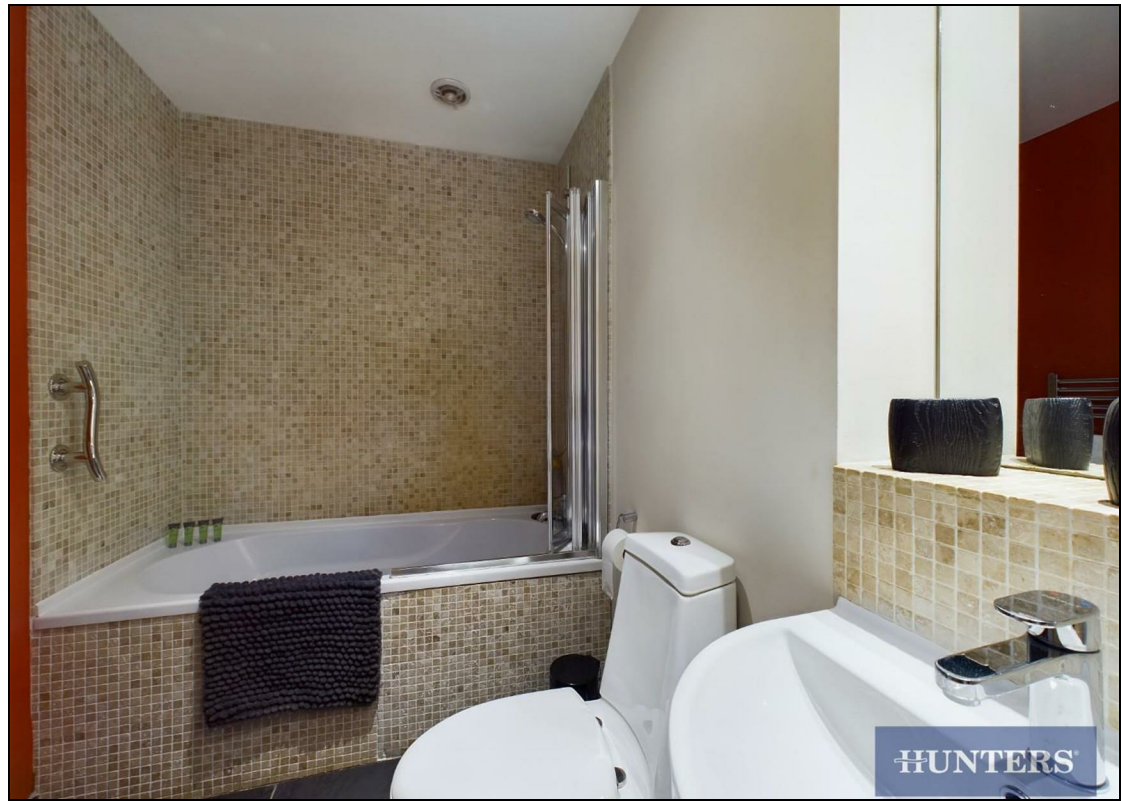


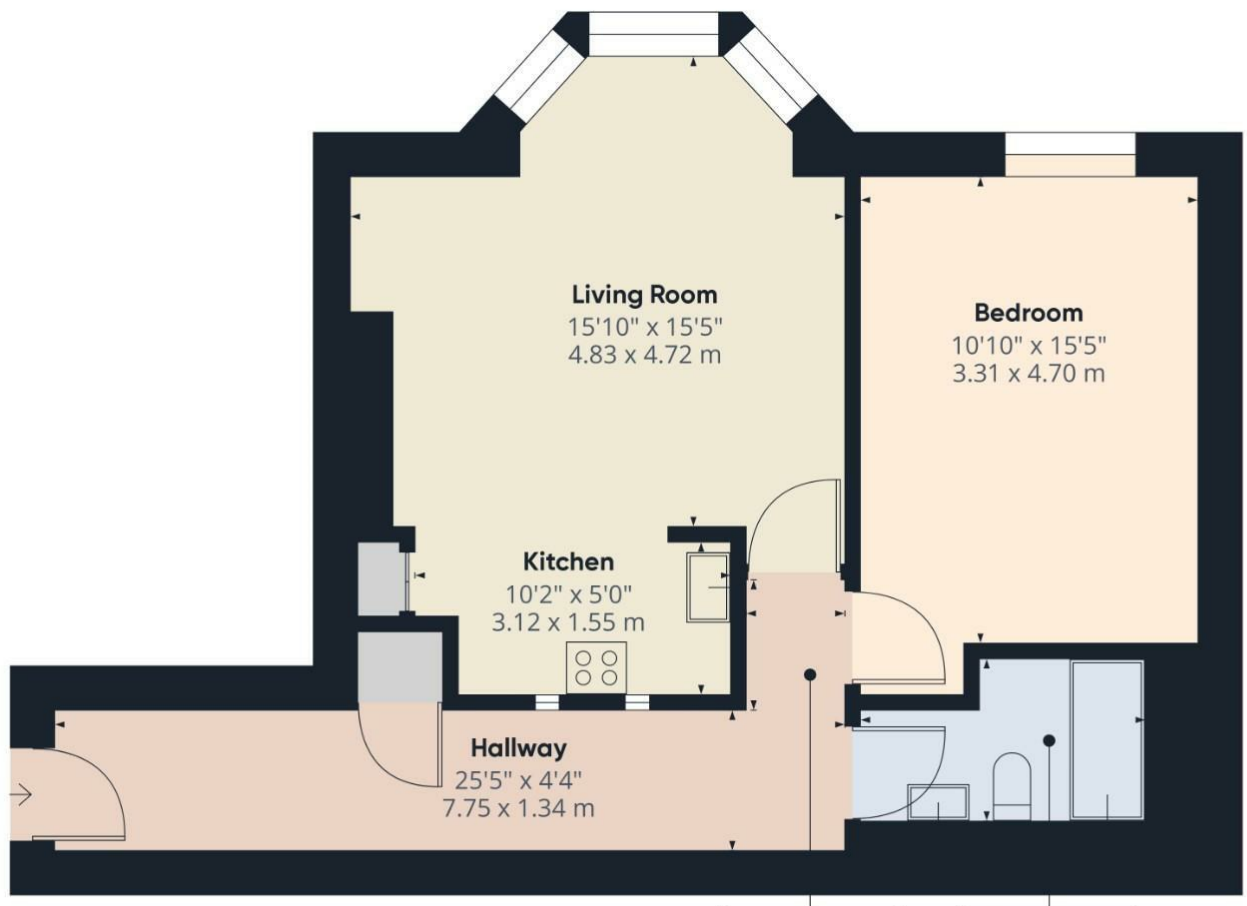
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## KEY FEATURES

- ONE DOUBLE BEDROOM
- CURRENTLY USED AS A HOLIDAY LET
  - LIFT ACCESS
- SOUTH SIDE LOCATION
- LOCAL AMENITIES
- EPC RATING: D









HERE TO GET YOU THERE

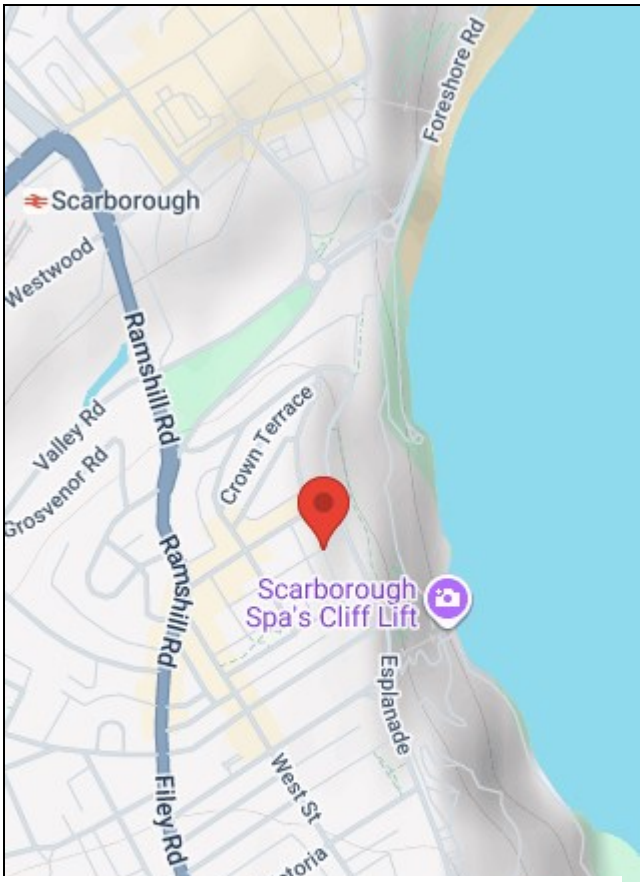
**Approximate total area<sup>(1)</sup>**

624 ft<sup>2</sup>  
57.97 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.

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>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | <b>62</b>               | <b>87</b> |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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