

HUNTERS[®]
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HUNTERS

Ingle Close, Scarborough, YO12 4AY

£85,000



Hunters are delighted to bring to the market this well maintained two-bedroom ground floor apartment, ideally positioned close to the town centre and a range of local amenities. Offering well-proportioned accommodation throughout, the property would make an excellent first time buy, investment or downsizing opportunity.

The accommodation briefly comprises an entrance hallway, a spacious open plan kitchen/living area, two bedrooms and a modern shower room. Externally, the property benefits from communal gardens and allocated parking. Further benefits include double glazing and gas central heating throughout.

Being located on Seamer Road, the property affords excellent access to a wealth of nearby amenities including supermarkets, local shops, cafes and transport links. Scarborough town centre, railway station and both the North and South Bay beaches are all within easy reach, while the nearby A64 provides convenient access for commuters travelling towards York and beyond.

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



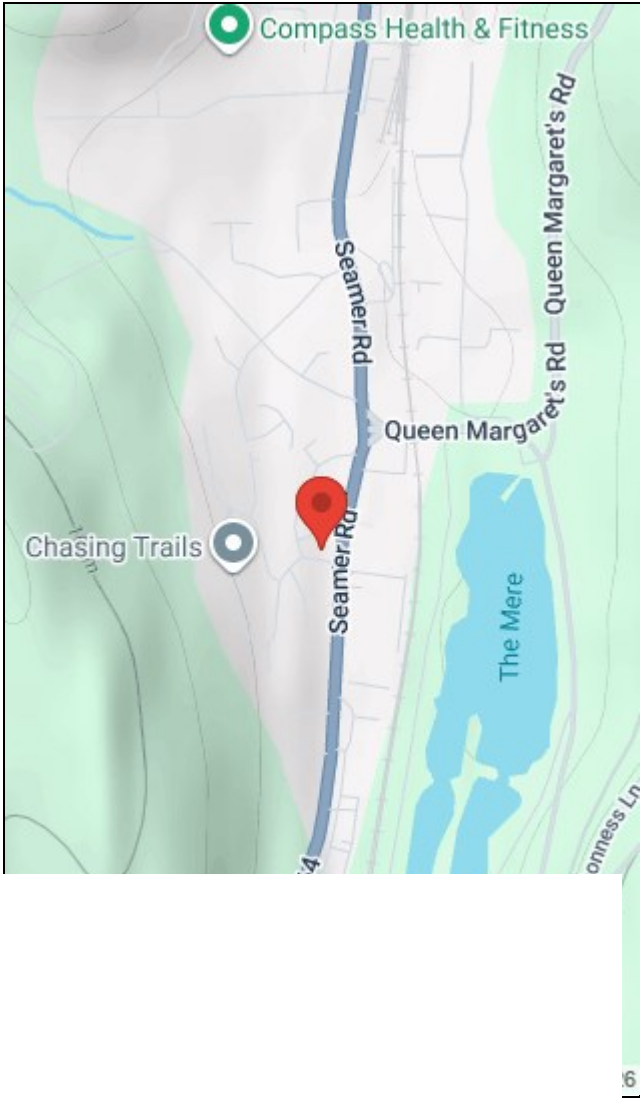
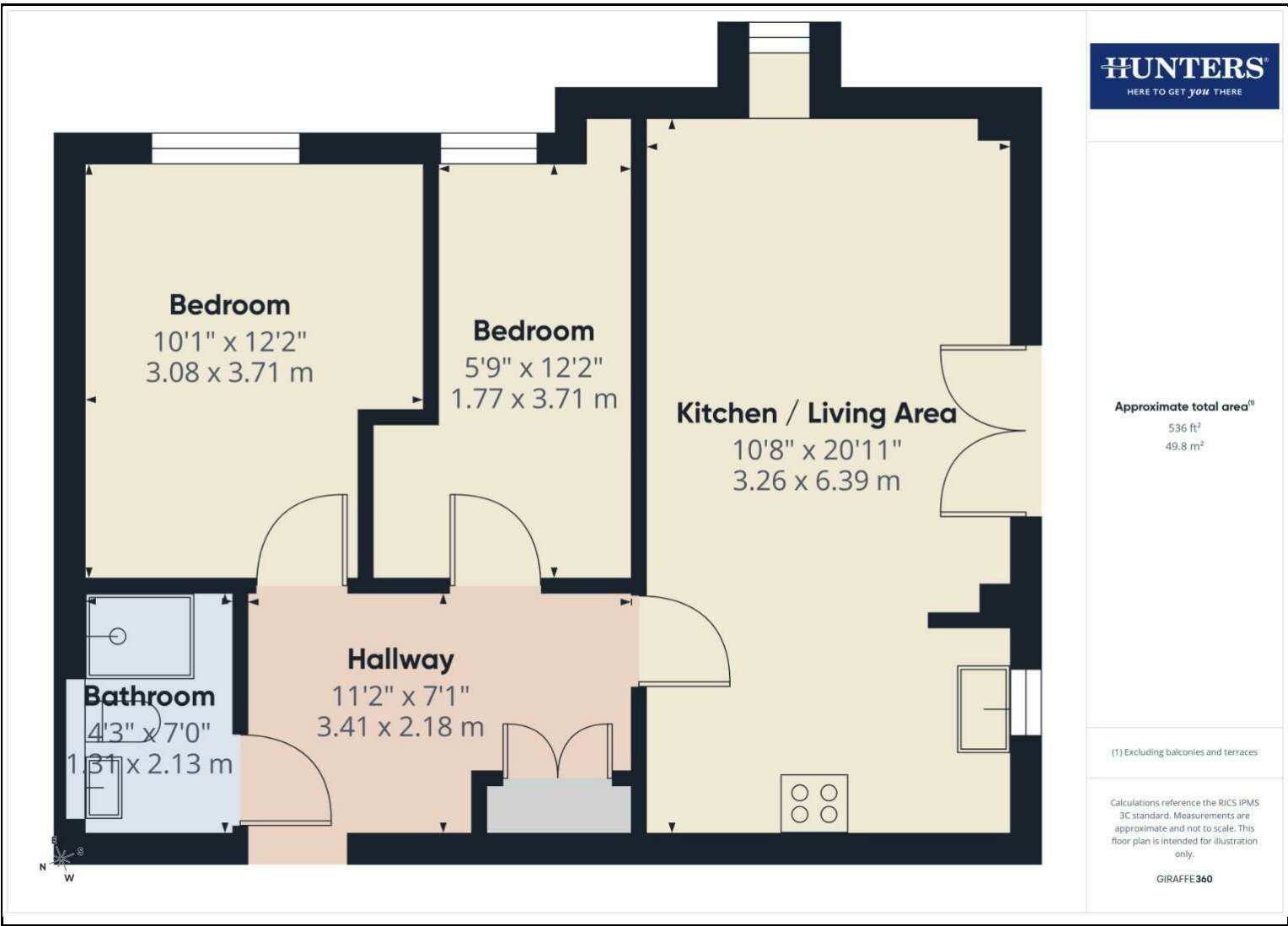
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KEY FEATURES

- Ground Floor Apartment
 - Two Bedrooms
- Open Plan Kitchen/Living Area
 - Allocated Parking
 - Communal Gardens
- Close To Town Centre & Amenities







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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