



Grange Avenue, , Scarborough, YO12 4AA

- Three bedroom Maisonette apartment arranged over two floors
- Fitted kitchen with ample storage and workspace
- On Street Parking Available
- Bright and spacious lounge
- Popular residential location

Offers Over £105,000



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DESCRIPTION

Set within a popular residential area, this well-presented three bedroom first floor apartment is arranged over two floors, offering spacious and versatile accommodation in a highly convenient location. Ideally positioned close to local amenities, well-regarded schools, public transport links and the property also benefits from on-street parking.

The first floor comprises a bright and welcoming lounge, thoughtfully decorated to create a comfortable living space, alongside a fitted kitchen offering ample storage, generous worktop space and integrated cooking facilities. This level also hosts two well-proportioned bedrooms and a family bathroom, providing practical and flexible accommodation.

Occupying the upper floor is a further room creating a private top-floor retreat that could serve as a bedroom, guest room or home office.

Offering space, versatility and a convenient location, this property is sure to appeal to a range of buyers. Early viewing is highly recommended – contact Hunters today to arrange your appointment.







Approximate total area⁽¹⁾
753 ft²
70 m²

(1) Excluding balconies and terraces

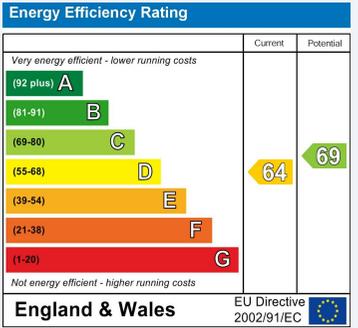
Reduced headroom
----- Below 5 ft/1.5 m

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

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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