

## Linwood Court, 18 Filey Road, Scarborough, North Yorkshire,

- Two Bedrooms
- Off Road Parking
- Available End of March 2022
- First Floor Flat
- Communal Gardens
- EPC Rating: C

**£850 Per Calendar Month**



# Linwood Court, 18 Filey Road, Scarborough, North Yorkshire, YO11 2TL

## DESCRIPTION

Welcome to this charming two-bedroom flat, this first-floor residence is presented in lovely condition, making it an ideal choice for those seeking a comfortable and inviting home.

Upon entering, you will find a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The separate kitchen is thoughtfully designed, providing ample space for culinary pursuits and everyday dining.

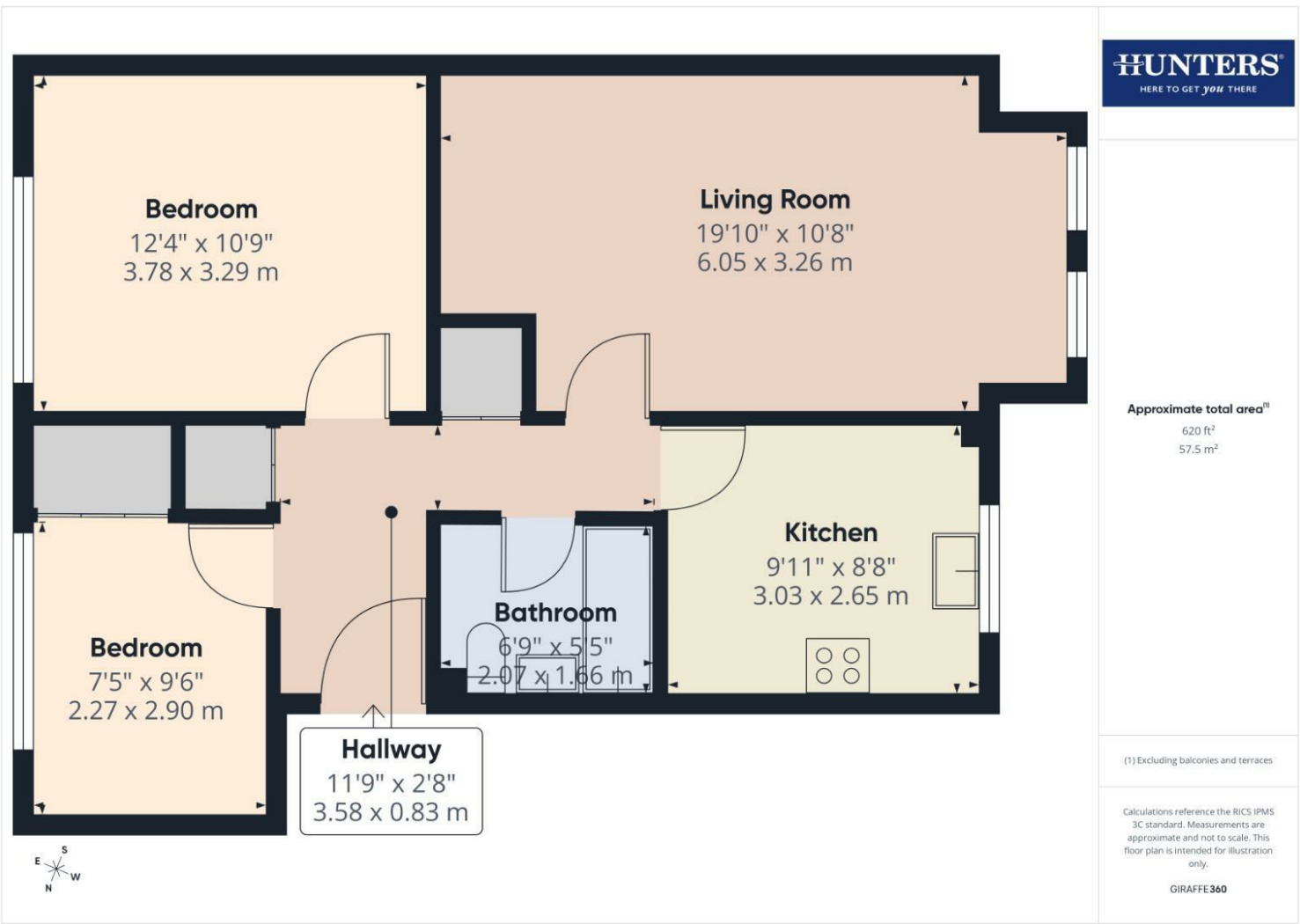
The flat features two spacious bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom completes the accommodation, ensuring convenience for all residents.

Situated in a pleasant area of Scarborough, this property benefits from its proximity to local amenities, parks, and the stunning coastline, making it an excellent choice for both first-time buyers and those looking to downsize.

This flat presents a wonderful opportunity to enjoy comfortable living in a vibrant seaside town. Do not miss the chance to make this delightful property your new home.

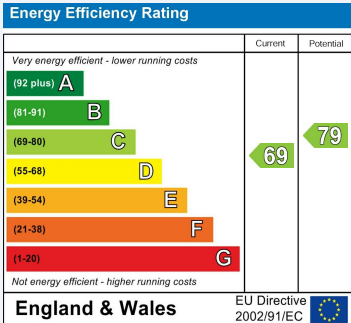






# ENERGY PERFORMANCE CERTIFICATE

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 [scarboroughlettings@hunters.com](mailto:scarboroughlettings@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.

