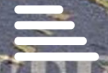




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS

# Alma Square, Scarborough

£70,000

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

Located on the second floor with lift access, this well-presented one-bedroom flat offers a modern and practical layout, ideal for first-time buyers, investors, or those seeking a low-maintenance coastal base.

The property features a spacious kitchen, living and dining room, providing ample room. The separate kitchen is well-proportioned and fitted with base and wall units, offering plenty of storage and workspace. The double bedroom provides a comfortable retreat, while the bathroom is fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

Situated on Alma Square, Scarborough, the property enjoys a central and convenient location within walking distance of the town centre, train station, and a wide range of local shops, cafés, and amenities. Scarborough's famous South Bay beach, Spa Complex, and seafront attractions are also just a short stroll away, making this an excellent base for both residents and visitors alike.

This secure  
everything

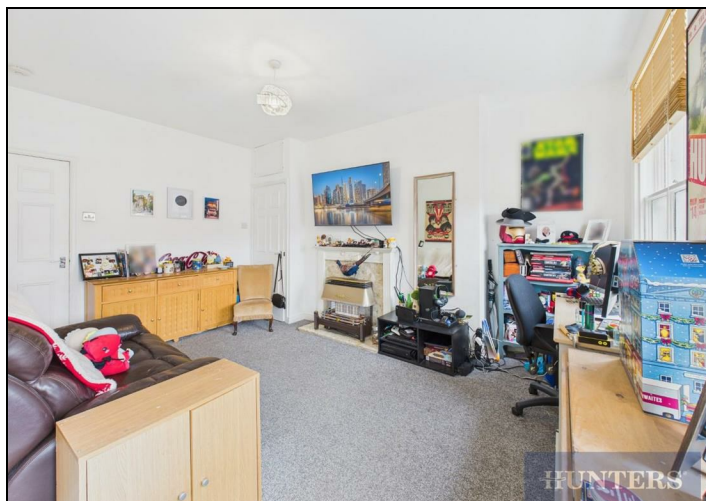
e to

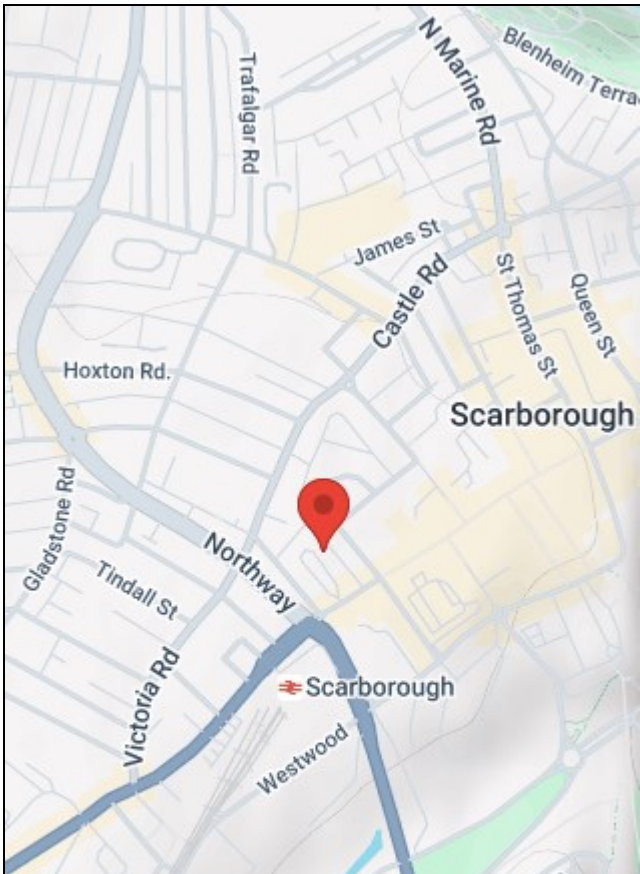
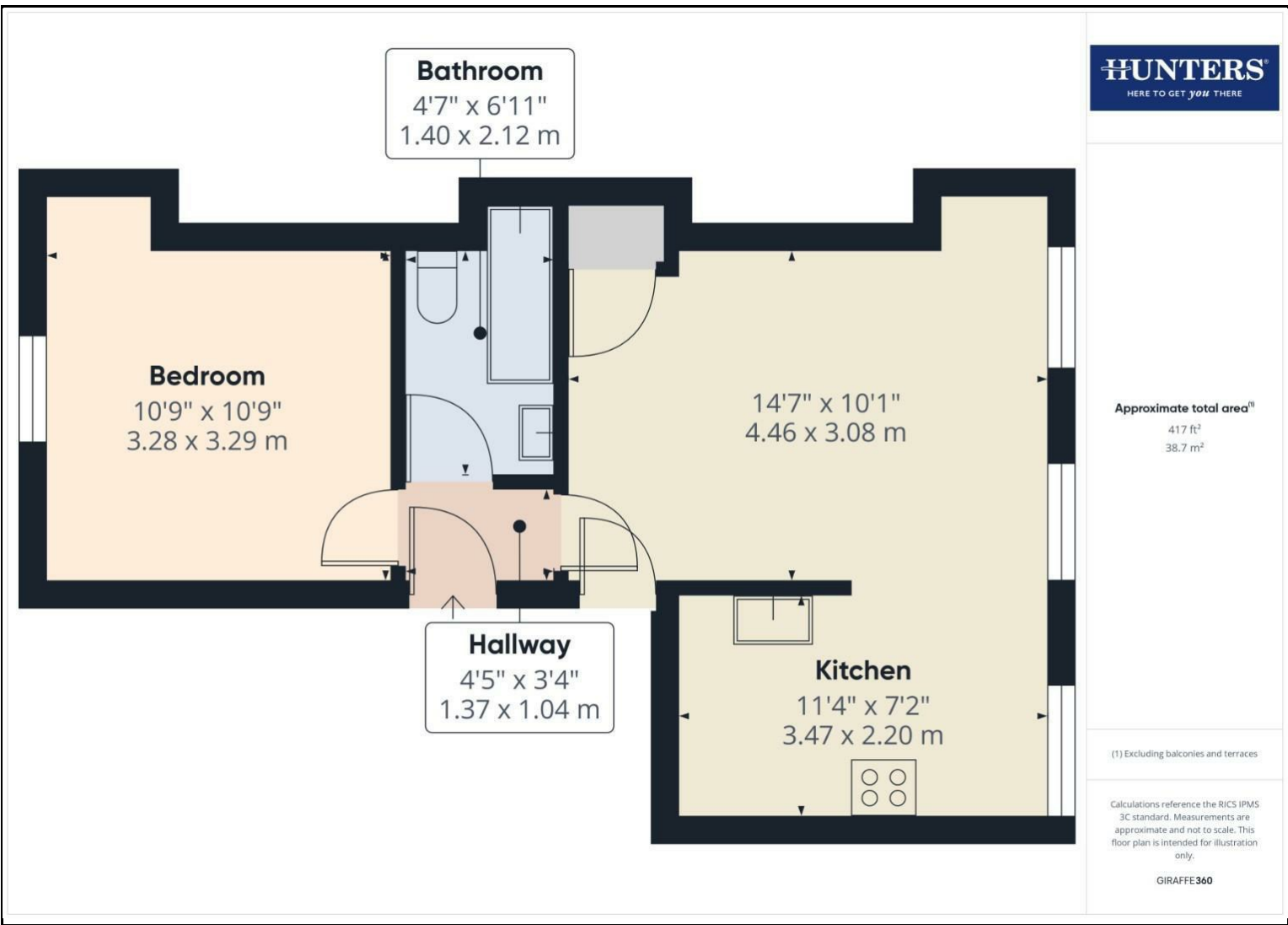
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)



## KEY FEATURES

- Located on the second floor with lift access
- Spacious lounge/diner with neutral décor
  - Bathroom with shower over bath
  - Modern kitchen with good storage
- Central Alma Square location close to town and beach
- Ideal for first-time buyers, investors or as a holiday base





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		
	68	77
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		
EU Directive 2002/91/EC		

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 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