











# Grosvenor Crescent, Scarborough, YO11 2LJ

- Ground floor apartment
- Spacious living room with adjoining kitchen
- Small private rear balcony
- Two well-proportioned bedrooms
- High ceilings and large windows throughout
- Opposite park on Grosvenor Crescent with on-street parking

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**£120,000**

# Grosvenor Crescent, Scarborough, YO11 2LJ

## DESCRIPTION

Hunters are delighted to bring to the market this spacious and well-presented ground floor apartment, ideally positioned opposite a lovely park setting and within easy reach of local amenities.

The property offers a bright and airy feel throughout, enhanced by high ceilings and large windows that flood the accommodation with natural light. The generous living room provides an excellent space for both relaxing and entertaining, flowing through to a fitted kitchen that offers ample storage and worktop space. There are two well-proportioned bedrooms, along with a bathroom fitted with a modern suite. To the rear, the apartment benefits from a small private balcony area – perfect for enjoying a morning coffee or some fresh air. On-street parking is available directly outside the property, adding further convenience.

Located on Grosvenor Crescent in Scarborough, the apartment sits in a popular residential area opposite a green park space, offering a pleasant open outlook. The property is well placed for access to local shops, schools and transport links, as well as being within easy reach of Scarborough town centre and the seafront, making it ideal for those looking to enjoy both convenience and coastal living.

With its spacious proportions, characterful features and desirable location, this apartment would suit a range of buyers including first-time purchasers, downsizers or investors. Early viewing is highly recommended.











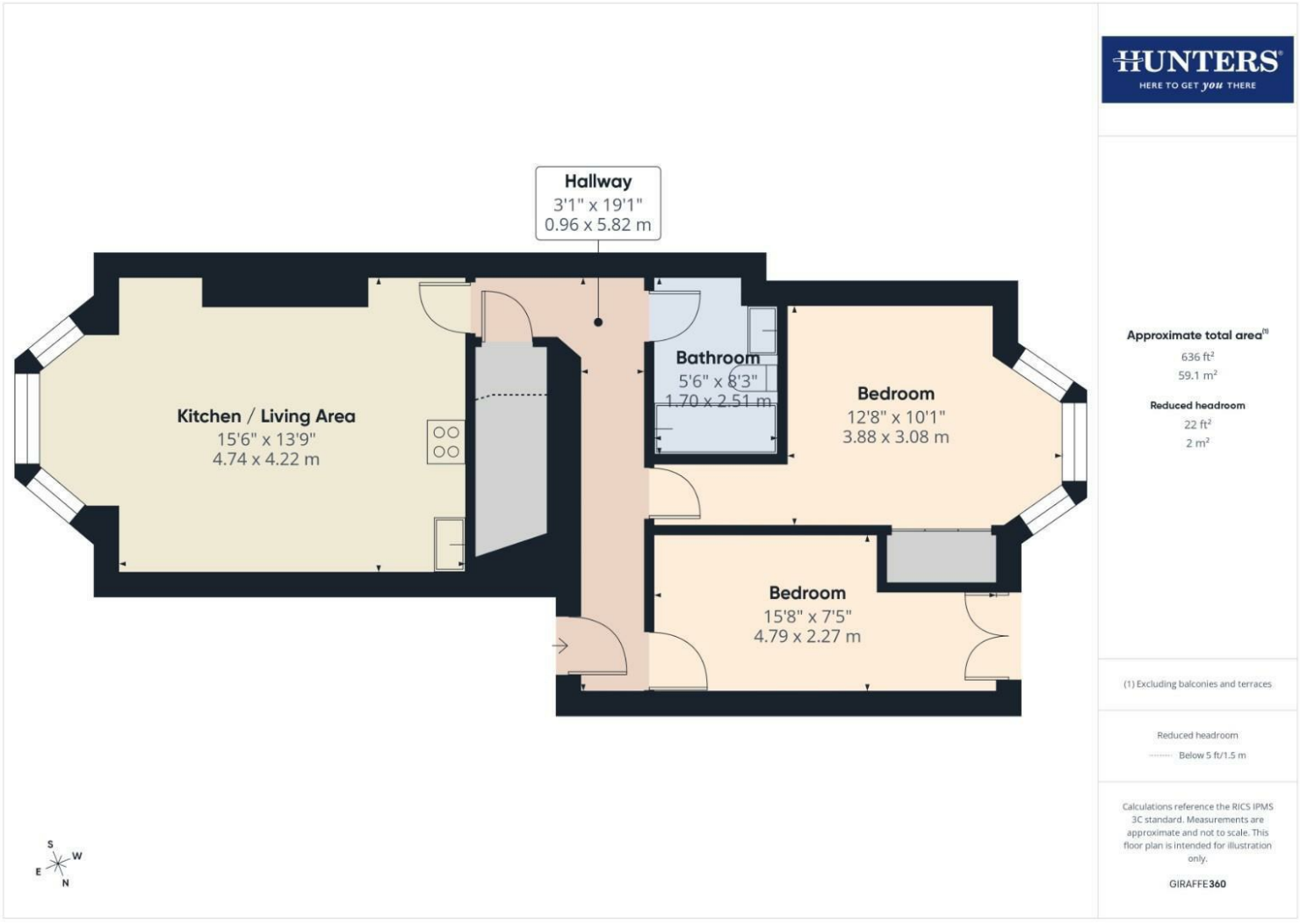


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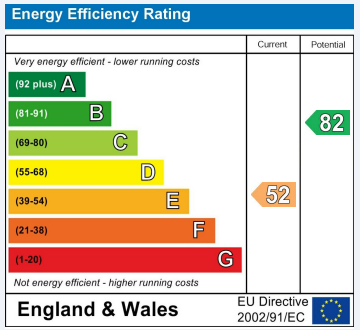

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## ENERGY PERFORMANCE CERTIFICATE

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.

The Property Ombudsman

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