

## Manor Avenue, Scarborough, YO12 5JR

- Two-bedroom first-floor apartment
- Bright bay-fronted lounge
- Purpose-built block of four
- Private courtyard garden
- Separate utility room
- Close to local amenities

**Asking Price £150,000**



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## DESCRIPTION

Occupying the first floor of an attractive purpose-built block of just four apartments, where properties rarely become available, is this spacious two-bedroom apartment offering bright and well-proportioned accommodation throughout. Benefitting from a private enclosed rear courtyard garden and a brand new boiler and gas central heating system, this unique home is ideally suited to first-time buyers, downsizers or investors. Early viewing is highly recommended to fully appreciate everything on offer.

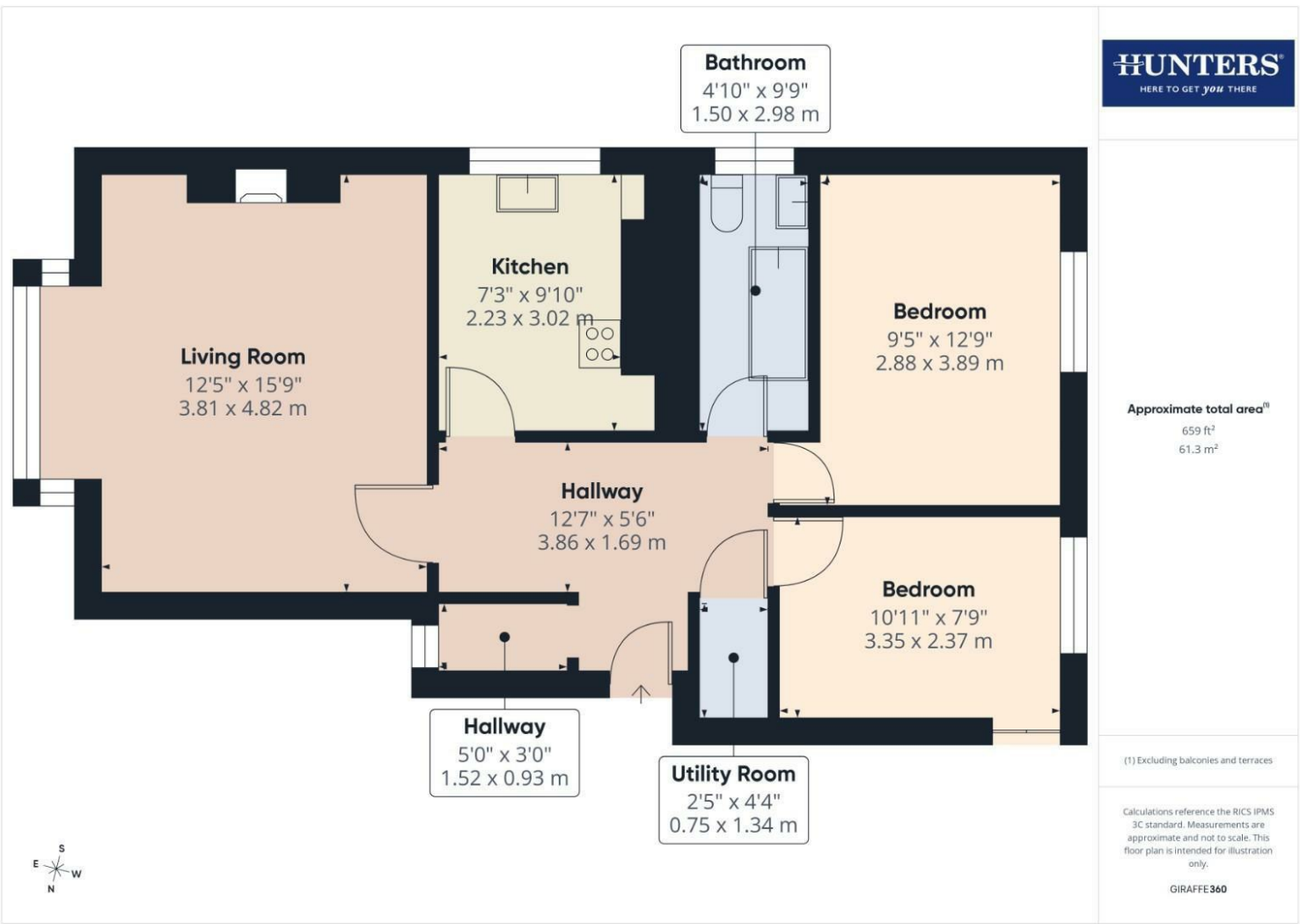
The accommodation briefly comprises a communal entrance with stairs leading to the first-floor landing. A private entrance hallway opens into a generous bay-fronted living room, creating a bright and welcoming space for relaxing or entertaining. The fitted kitchen is equipped with a range of wall and base units and offers ample space for everyday cooking. There are two well-proportioned bedrooms, a spacious bathroom, and the added benefit of a separate utility room, providing useful storage and laundry space.

Externally, the property boasts a fully enclosed private rear courtyard garden with a seating area and storage shed. This sheltered outdoor space enjoys plenty of sunshine and is perfect for relaxing or entertaining guests.

Conveniently located, the apartment is within easy reach of a wide range of local amenities including Scarborough Hospital, well-regarded primary and secondary schools, Yorkshire Coast College, Scarborough Sixth Form College, supermarkets, Manor Road Park and the popular Cinder Track, making it an excellent choice for a variety of purchasers.

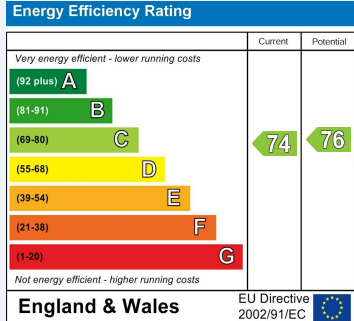






# ENERGY PERFORMANCE CERTIFICATE

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.

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### Viewings

Please contact [scarborough@hunters.com](mailto: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.

