



## Westwood Gardens, Scarborough, YO11 2JQ

- Outside Space
- Two Double Bedrooms
- EPC : D
- Oliver Mount Views
- Fitted Kitchen
- Close To Amenities

**Asking Price £115,000**



# Westwood Gardens, , Scarborough, YO11 2JQ

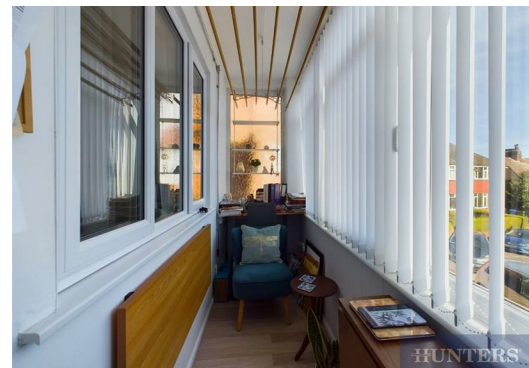
## DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED GROUND FLOOR APARTMENT offering TWO BEDROOMS, LARGE LIVING ROOM and LOW MAINTENANCE GARDEN. Benefiting from VIEWS OF OLIVERS MOUNT and PRIVATE ENTRANCE this property is ideal for a range of buyers including first time buyers, couples and investors.

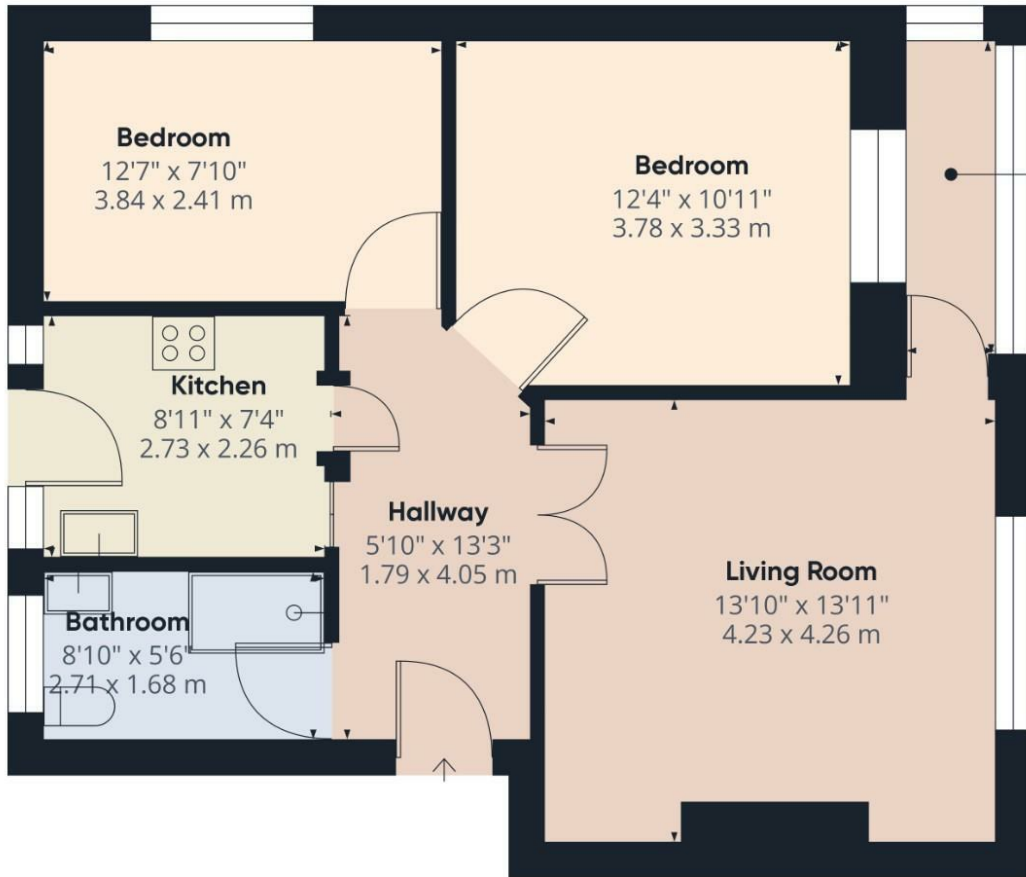
The charming abode briefly comprises of: entrance hallway leading to spacious lounge with views of Olivers Mount, sun room, fitted kitchen, two double bedrooms and shower room. To the outside you a presented with a low maintenance tiered garden to the rear.

Situated on the SOUTH SIDE of Scarborough this property benefits from being situated near a WEALTH on amenities including local shops, and Scarborough Sports Village. The property is also conveniently located a short walk away from the Railway Station, the Town Centre and the South Bay Beach offering amusements and restaurants.

Viewing is essential to appreciate the beautiful views of Scarborough, the excellent position and feel that this apartment has to offer. Please call our friendly Sales Team on to arrange your viewing today!







Approximate total area<sup>(1)</sup>  
651.22 ft<sup>2</sup>  
60.5 m<sup>2</sup>

(1) Excluding balconies and terraces

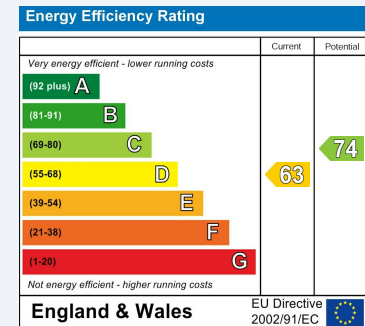
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## 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](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.



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