



## Prospect Road, , Scarborough, YO12 7LD

- Open Plan Living/Dining Room
- Four Good Sized Bedrooms
- Close to Town Centre
- NO ONWARD CHAIN
- Large Kitchen
- Family Bathroom
- Just A Walk Away From The Station

**£170,000**



# Prospect Road, , Scarborough, YO12 7LD

## DESCRIPTION

\*\*\* NO ONWARD CHAIN\*\*\*

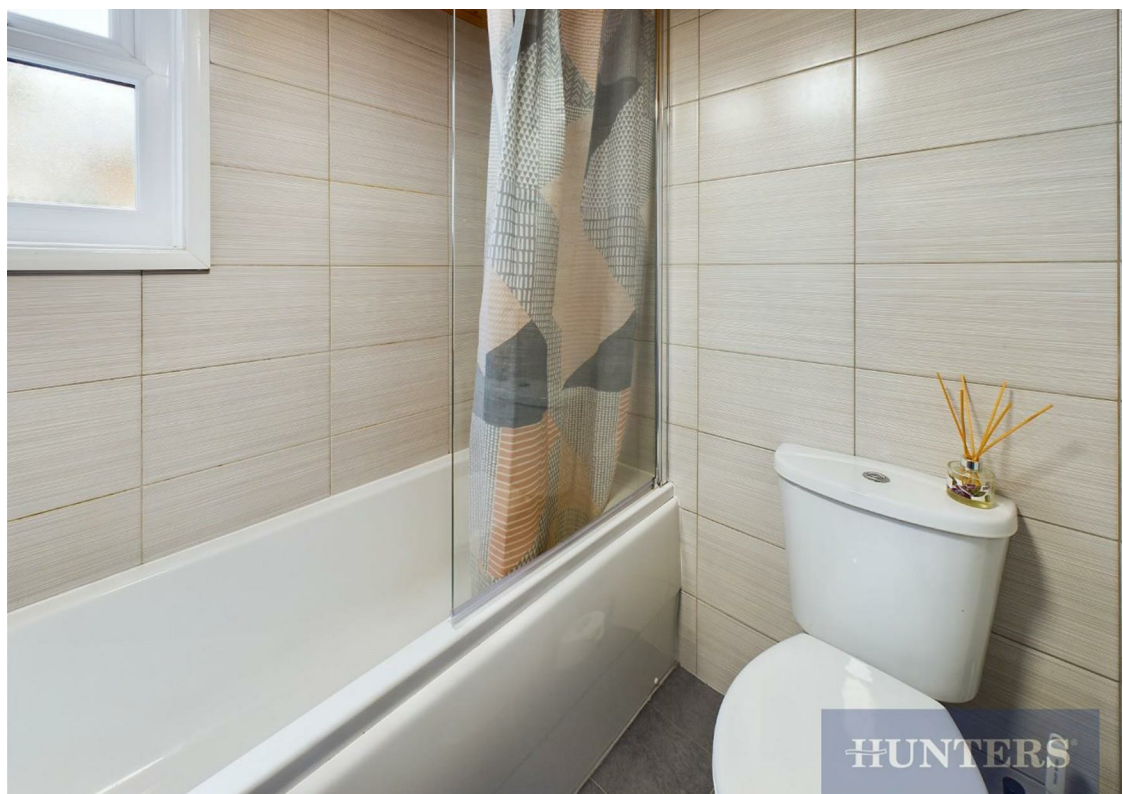
Welcome to this charming mid-terrace house located on Prospect Road in the picturesque town of Scarborough. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The large living/dining room provides a versatile space that can be easily adapted to suit your lifestyle, whether you prefer cosy family dinners or lively gatherings with friends. The good-sized kitchen is ideal for whipping up delicious meals and creating lasting memories.

Step outside to discover a delightful courtyard area, perfect for enjoying a morning coffee or basking in the afternoon sun. This outdoor space offers a tranquil retreat from the hustle and bustle of everyday life, allowing you to unwind in peace and serenity.

Don't miss out on the opportunity to make this house your home. With its prime location and abundance of space, this property is sure to fulfill all your needs and desires. Contact us today to arrange a viewing and take the first step towards creating your dream living space in Scarborough.







Approximate total area<sup>(1)</sup>  
 1146.57 ft<sup>2</sup>  
 106.52 m<sup>2</sup>

Reduced headroom  
 110.33 ft<sup>2</sup>  
 10.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

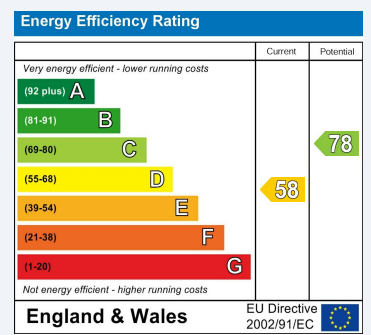
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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