



Tollergate, , Scarborough, YO11 1RR

- Charming studio apartment located in Scarborough's historic Old Town
- Three-piece shower room with contemporary fittings.
- Gas Central Heating
- Excellent location between North and South Bays
- Modern kitchen with integrated oven, hob, and extractor, flowing into a bright lounge/dining area.
- Cleverly converted loft space
- Private Yard

£85,000



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DESCRIPTION

Nestled in the heart of Scarborough's historic Old Town, this charming and well-presented studio apartment offers an enviable coastal lifestyle just moments from the beach. Perfectly positioned within walking distance of local amenities and the ever-popular South Bay, the property provides an ideal opportunity for first-time buyers, investors, or those seeking a seaside retreat.

The accommodation briefly comprises a modern three-piece shower room and a well-equipped kitchen fitted with a range of wall and base units, complemented by an integrated oven, hob, and extractor. The kitchen opens seamlessly into the main living area, currently arranged as a comfortable lounge and dining space, creating a light and sociable layout.

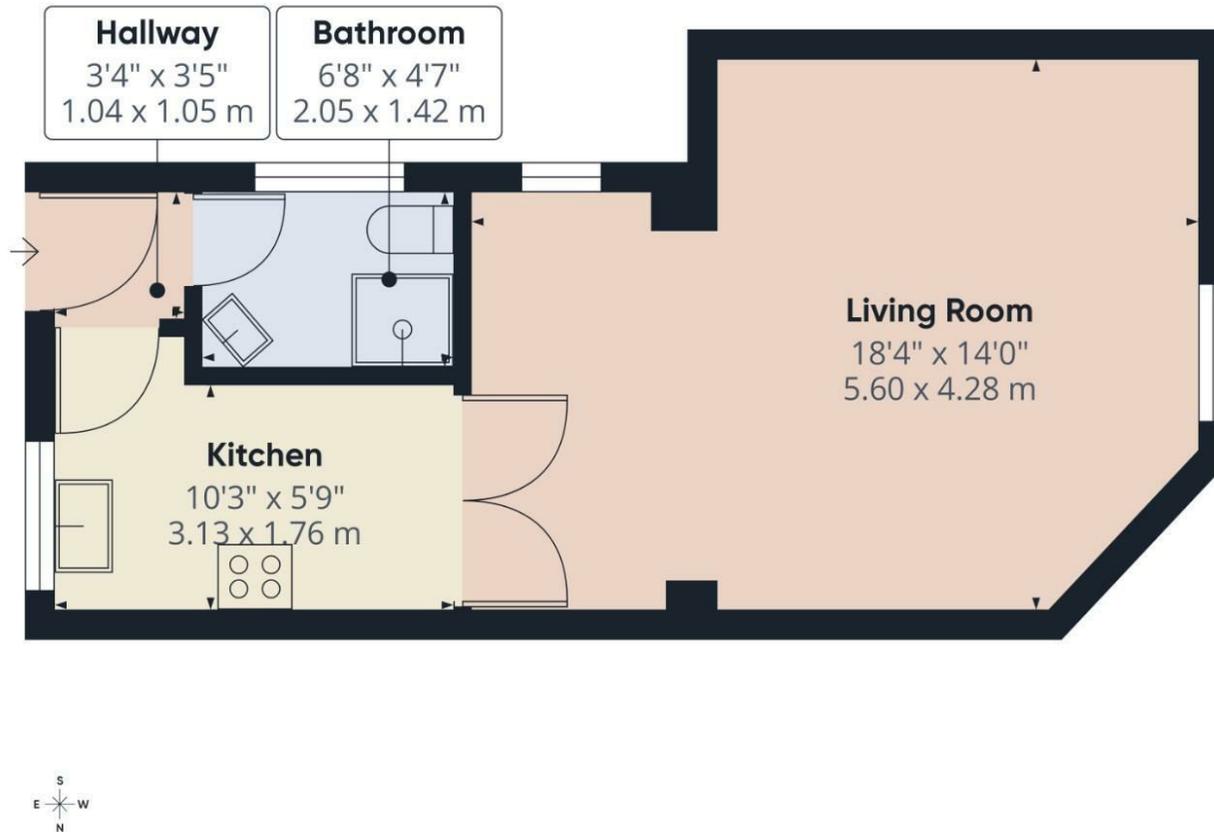
A standout feature of the property is the utilised loft area, thoughtfully adapted to create further space. Additionally, the property further benefits from gas central heating and a rear yard.

Ideally located between Scarborough's North and South Bays, the apartment offers excellent access to the town centre, the South Bay promenade, and the historic castle, as well as an array of independent shops, cafés, and restaurants found within the charming cobbled streets of the Old Town.

Offered with no onward chain, this delightful studio presents a fantastic opportunity to acquire a low-maintenance coastal home in one of Scarborough's most sought-after locations. Early viewing is highly recommended.

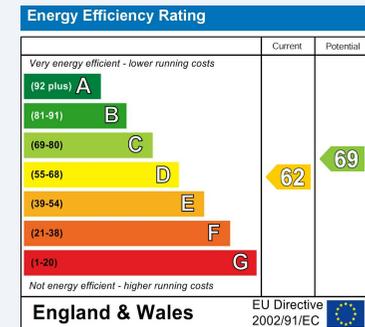






ENERGY PERFORMANCE CERTIFICATE

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, 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.