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Granville Road, Scarborough

£150,000



Hunters are delighted to present this immaculate two-bedroom ground floor apartment, ideally positioned with an open outlook over the front gardens. Offering a modern lifestyle in a beautiful setting, this home is sure to appeal to a wide range of buyers.

Step inside and you are greeted by a spacious, welcoming living room, complete with a picture window overlooking the garden – a perfect spot to relax and unwind. The contemporary kitchen, finished in crisp white and fitted with a host of integrated appliances, is designed for both style and practicality. The apartment also boasts two generous double bedrooms, both featuring fitted wardrobes, along with a well appointed modern bathroom. High-quality LVT flooring flows throughout, adding to the sense of space and modern appeal.

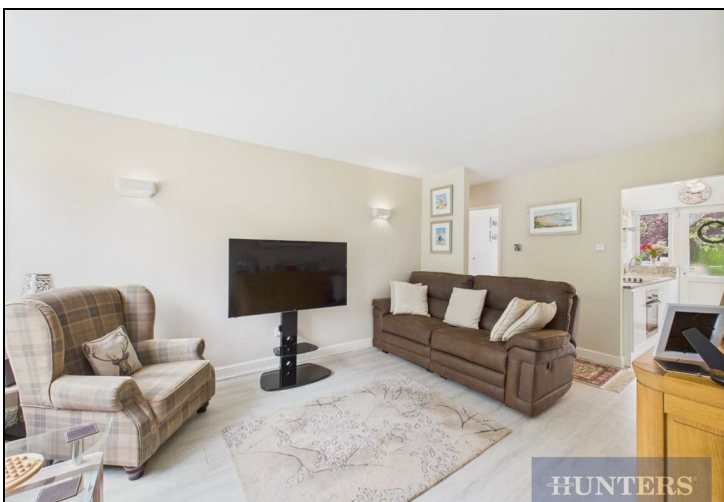
To the rear, a private patio provides a peaceful space for alfresco dining, complemented by an additional outdoor seating area with a garden shed. Parking is taken care of with an off-street space and a secure garage, complete with an electric roller door, full power connectivity, and additional appliances including a tumble dryer and freezer for added convenience. A private rear entrance further enhances both accessibility and privacy.

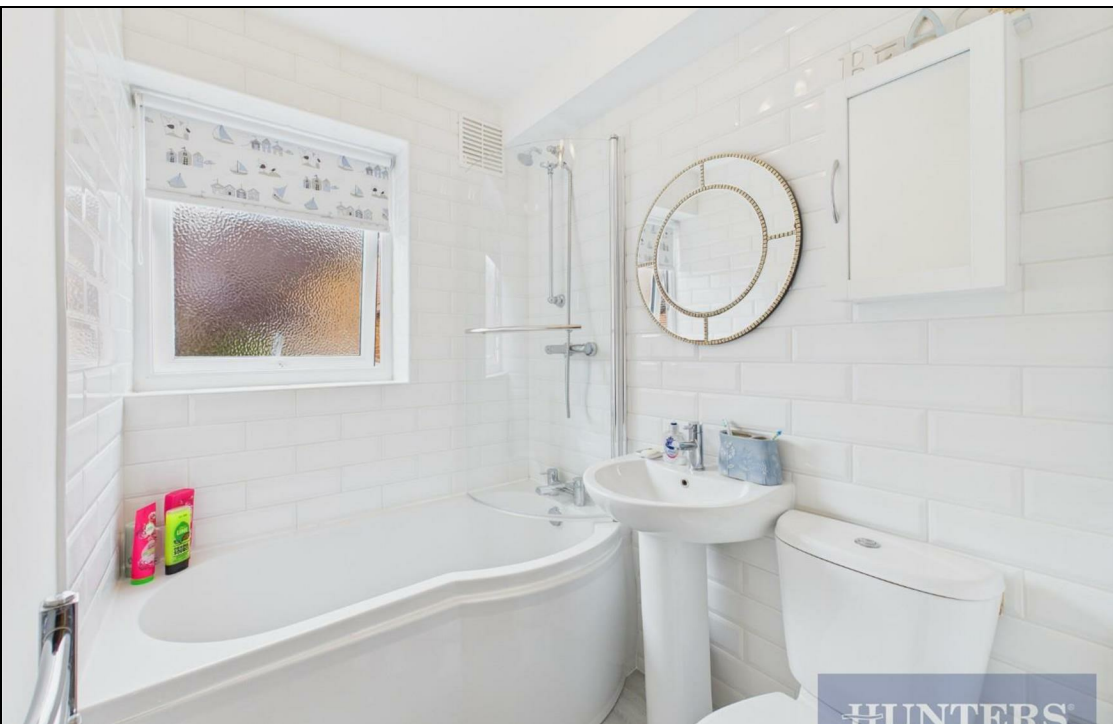
Situated in Scarborough's sought-after South Cliff area, the property is just moments from the famous Esplanade, where you can enjoy stunning views across the Italian Gardens, the harbour, the historic old town, and the sea. The location also offers excellent access to local shops, Scarborough South Bay, the town centre, schools, and the University Campus.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

KEY FEATURES

- Ground Floor Apartment
 - Large Living Room
 - Modern Kitchen
- Two Double Bedrooms
 - Parking and Garage
 - South Side Location









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Approximate total area⁽¹⁾

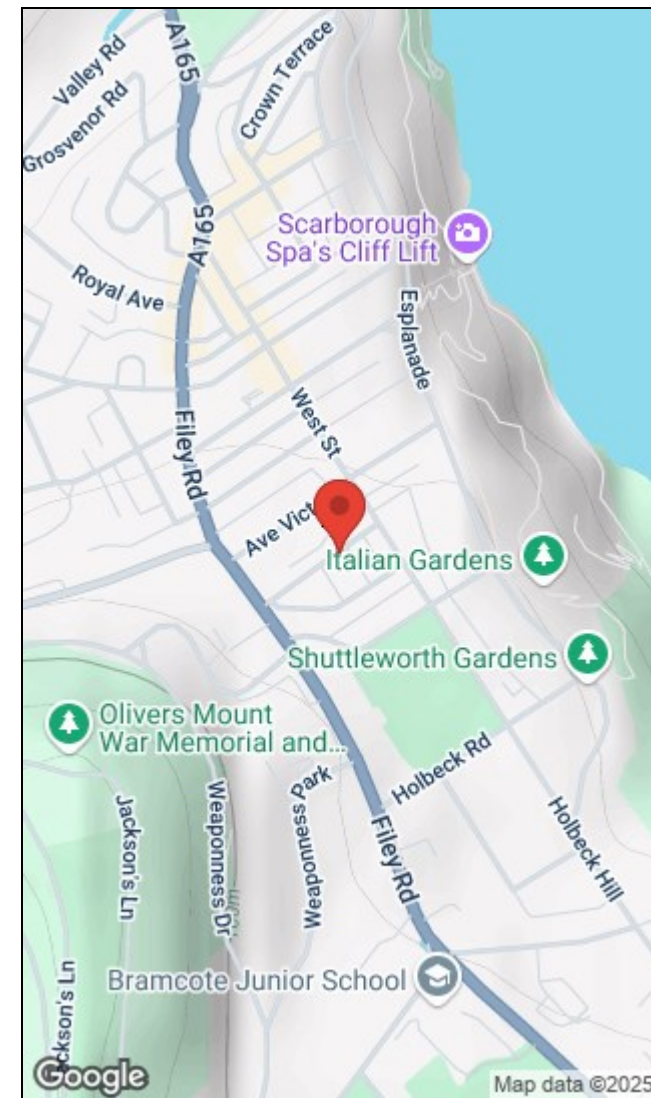
658 ft²



61 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	70	75	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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