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HERE TO GET *you* THERE



Alma Square, Scarborough

Offers In Excess Of £65,000

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Located on the second floor with lift access, this well-presented one-bedroom flat offers a modern and practical layout, ideal for first-time buyers, investors, or those seeking a low-maintenance coastal base.

The property features a spacious kitchen, living and dining room, providing ample room. The separate kitchen is well-proportioned and fitted with base and wall units, offering plenty of storage and workspace. The double bedroom provides a comfortable retreat, while the bathroom is fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

Situated on Alma Square, Scarborough, the property enjoys a central and convenient location within walking distance of the town centre, train station, and a wide range of local shops, cafés, and amenities. Scarborough's famous South Bay beach, Spa Complex, and seafront attractions are also just a short stroll away, making this an excellent base for both residents and visitors alike.

This secure
everything

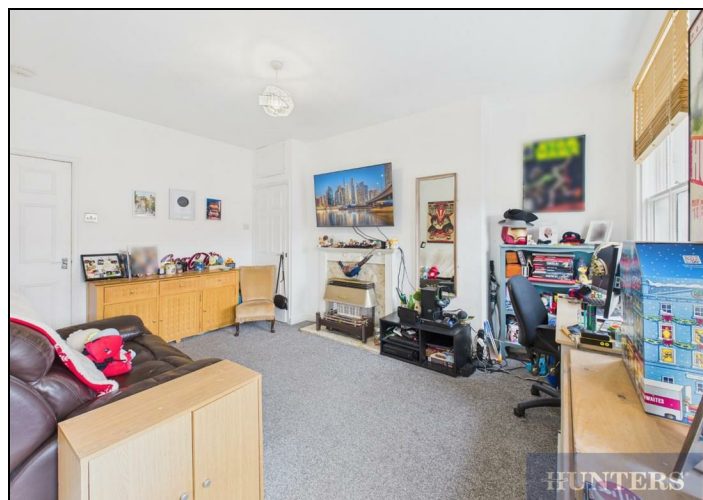
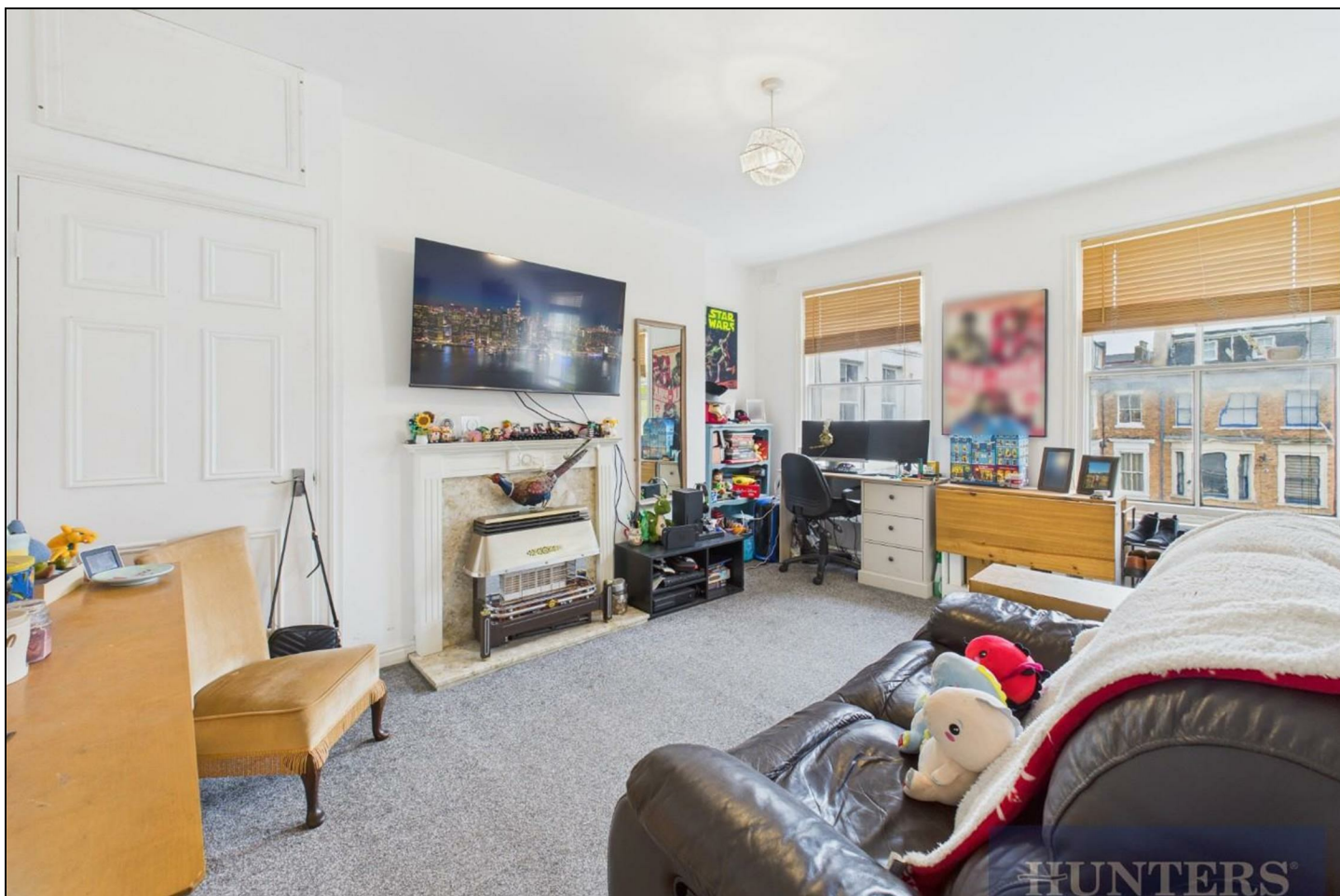
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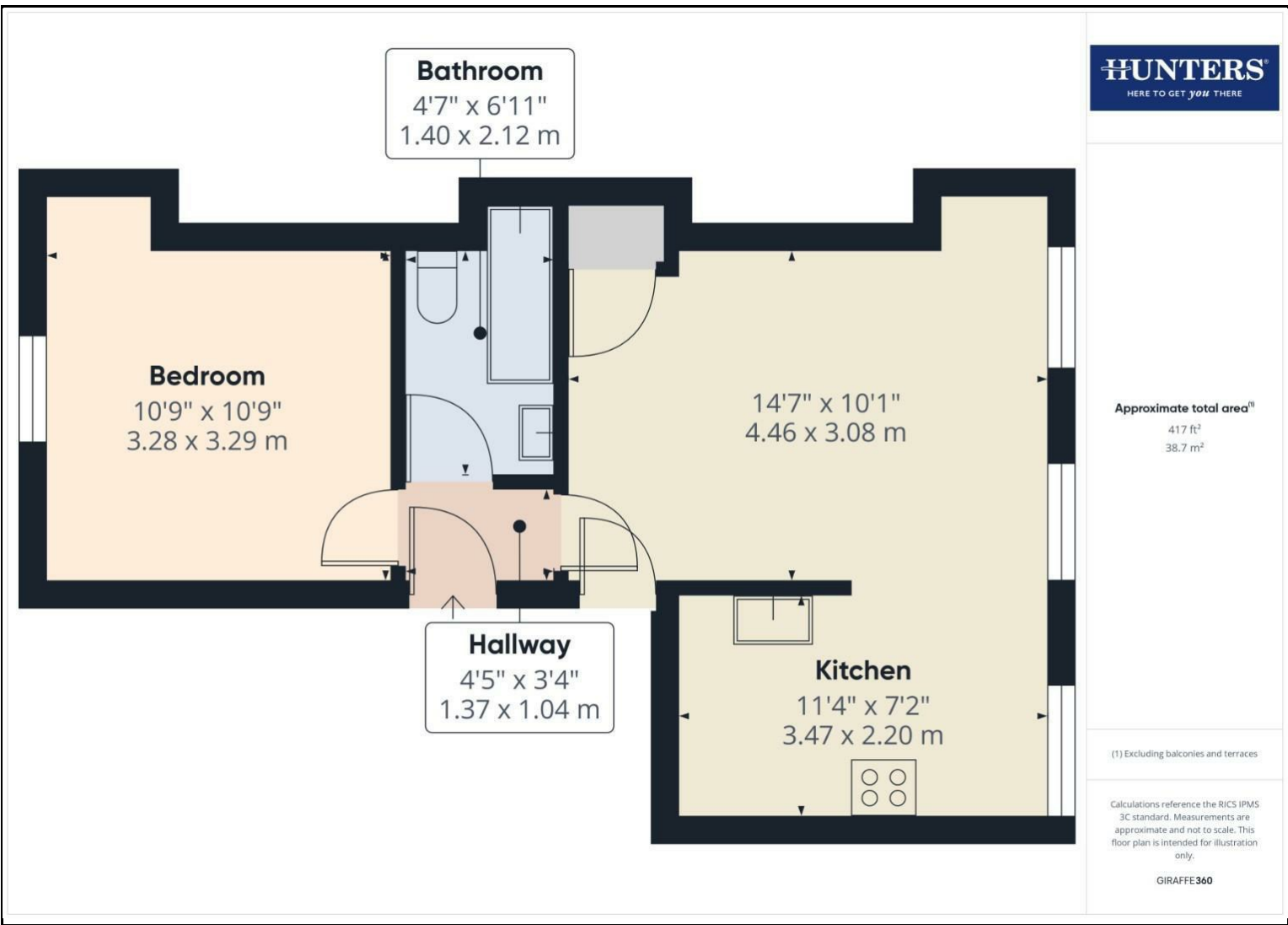
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com



KEY FEATURES

- Located on the second floor with lift access
- Spacious lounge/diner with neutral décor
 - Bathroom with shower over bath
 - Modern kitchen with good storage
- Central Alma Square location close to town and beach
- Ideal for first-time buyers, investors or as a holiday base



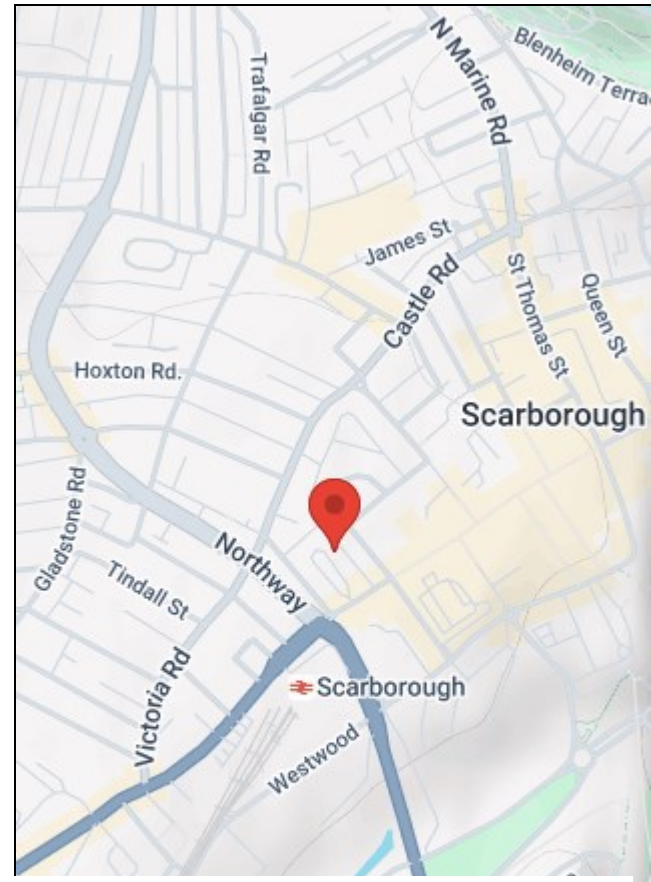


Approximate total area⁽¹⁾
417 ft²
38.7 m²

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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