



St. Martins Square, Scarborough

- One Bedroom
- Second Floor
- Investment Opportunity
- Character Features
- Spacious Interior

Offers In Excess Of £70,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

St. Martins Square, Scarborough

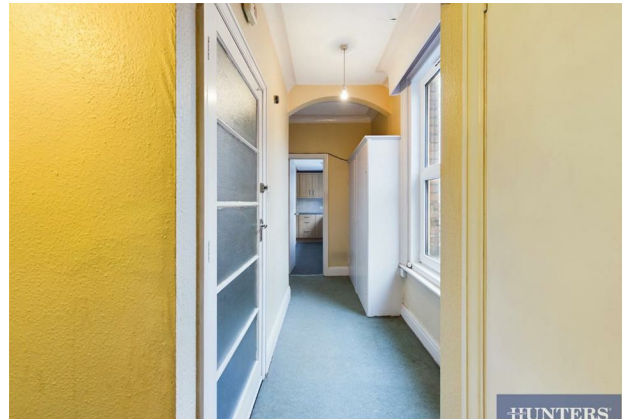
DESCRIPTION

Hunters are pleased to bring to the market this BRIGHT and AIRY SECOND FLOOR apartment offering ONE BEDROOM, LARGE BATHROOM, VIEWS OF THE SQUARE and CHARACTER FEATURES. Benefitting from ELECTRIC HEATING and CENTRAL LOCATION creating the ideal property for a range of buyers including first time buyers and investors.

This spacious property briefly comprises of: hallway leading to living room with feature fireplace, galley kitchen, bedroom and bathroom with three piece suite.

Set in a highly sought after location on the south side of Scarborough which offers a wealth of local attractions and amenities including Scarborough's South bay, the Spa complex, Scarborough's Town Centre and a wide range and choice of eating and drinking establishments. Along the coast is the exciting North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months and the miniature railway providing a great destination to discover and explore all that the historic sea side town has to offer.

Internal viewings are highly recommended!



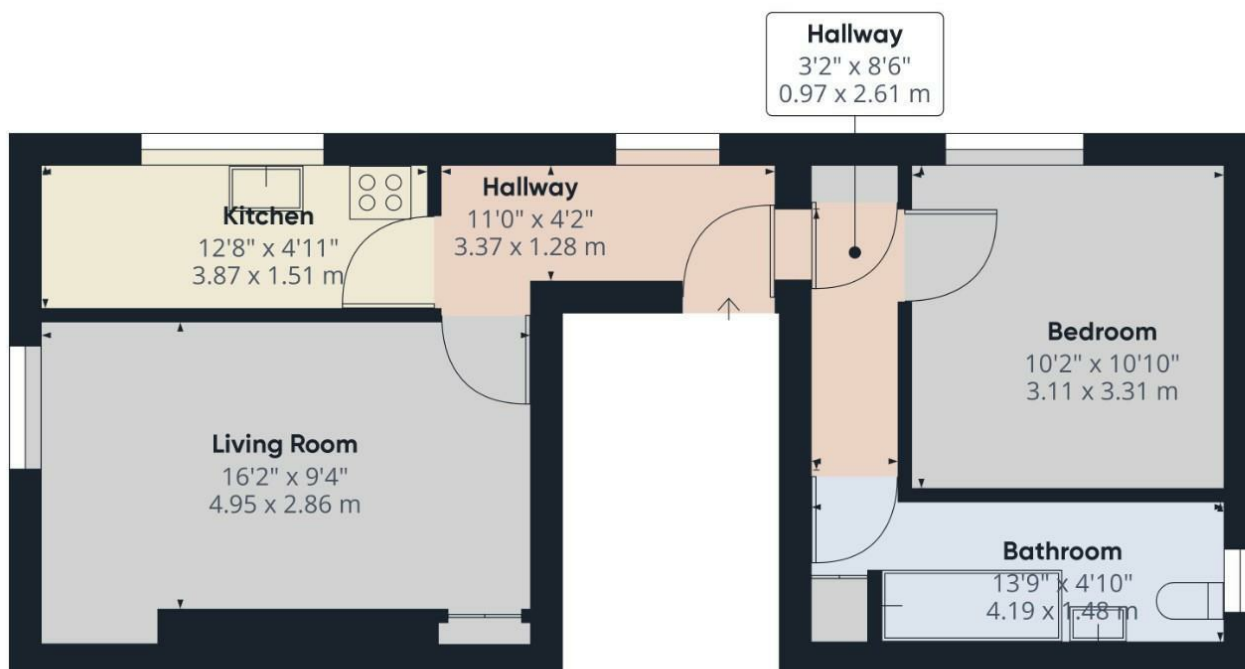
ENERGY PERFORMANCE CERTIFICATE

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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>		<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>	
	84		
	48		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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



Approximate total area[®]
495.37 ft²
46.02 m²

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.

GIRAFFE360

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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