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**HUNTERS**

# Prince Of Wales Terrace, Scarborough

Asking Price £120,000



Welcome to this spacious two-bedroom lower ground floor flat located on the ever-popular Prince of Wales Terrace in Scarborough. Offering approximately 889 sq ft of well-arranged accommodation, this property provides comfortable coastal living within easy reach of the town centre and seafront, with the added convenience of lift access within the building.

Upon entering the property, you are welcomed into a central hallway which provides access to all rooms. The standout feature of the home is the generous open-plan living and kitchen area, creating a bright and sociable space ideal for both everyday living and entertaining. The bay window allows plenty of natural light to fill the room, enhancing the sense of space.

The property offers two well-proportioned bedrooms, both providing comfortable accommodation and flexibility for a range of buyers, whether used as sleeping space, a guest room or home office. A modern bathroom sits conveniently off the hallway, along with additional storage space.

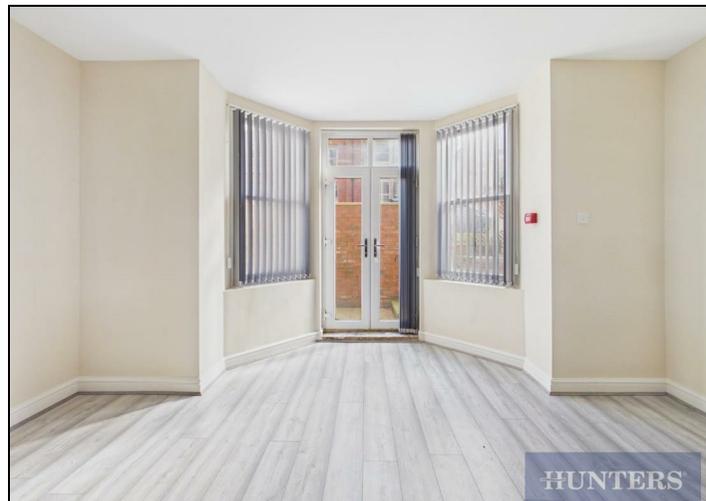
Prince of Wales Terrace is well positioned for access to Scarborough town centre, local shops, transport links and the seafront, making it a convenient location for both full-time living and investment purposes.

With its generous internal space, practical layout, lift access and sought-after coastal location, this property presents an excellent opportunity for first-time buyers, downsizers or investors alike.

Early viewing is highly recommended to fully appreciate the space and location this lovely flat has to offer.

## KEY FEATURES

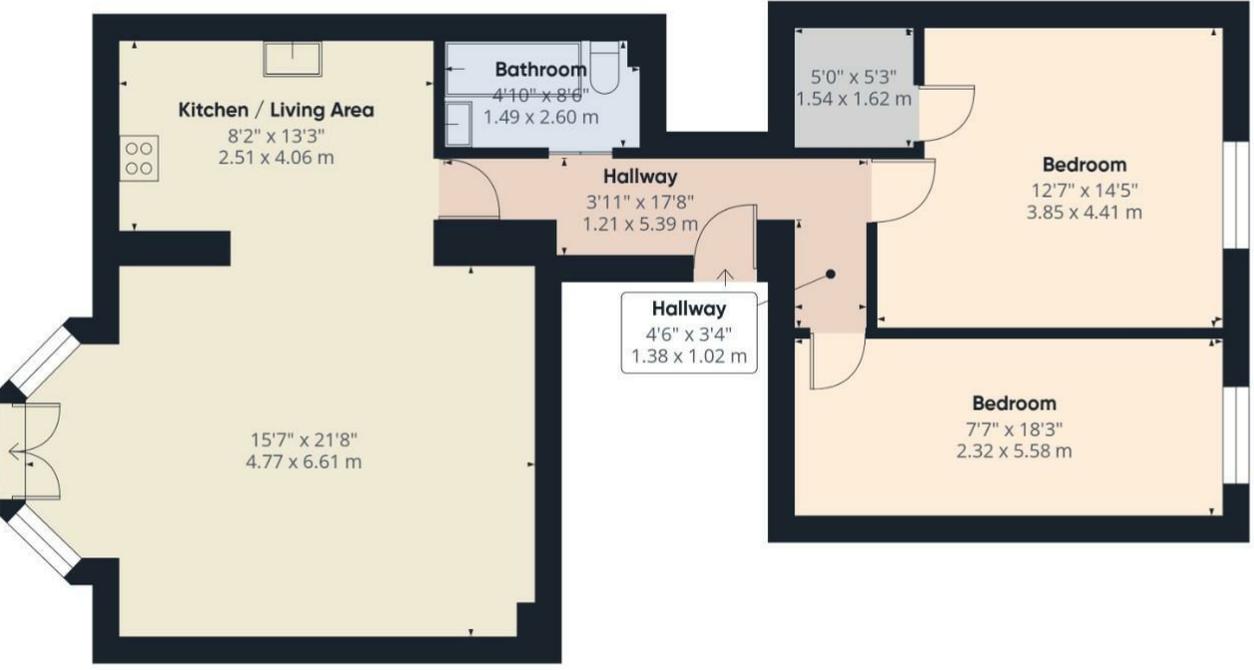
- Spacious two bedroom flat
  - Modern bathroom
  - One reception room
- Close to local amenities
- Easy access to transport
- Perfect for professionals







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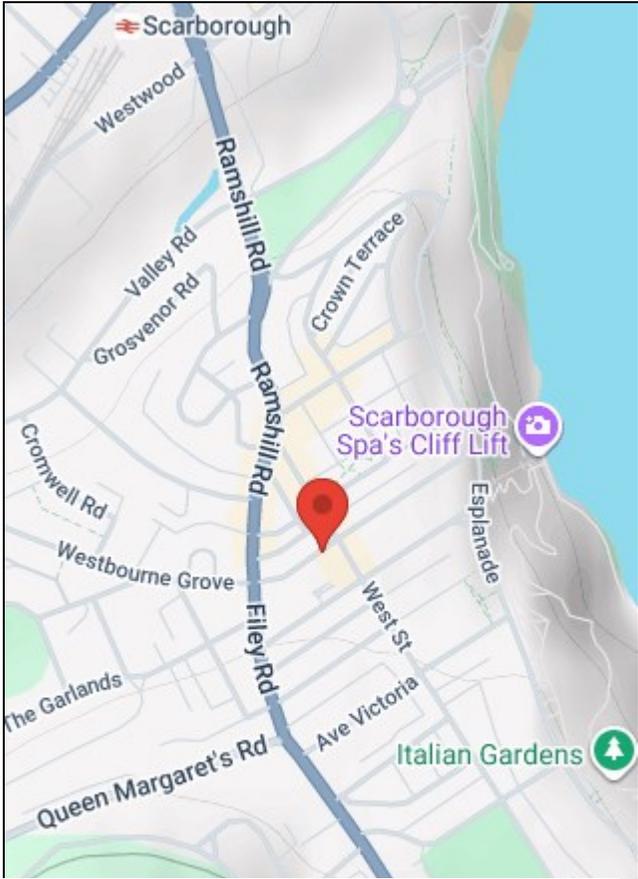
**Approximate total area<sup>(1)</sup>**  
 889 ft<sup>2</sup>  
 82.6 m<sup>2</sup>

(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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>63</b>	<b>63</b>	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			

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



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