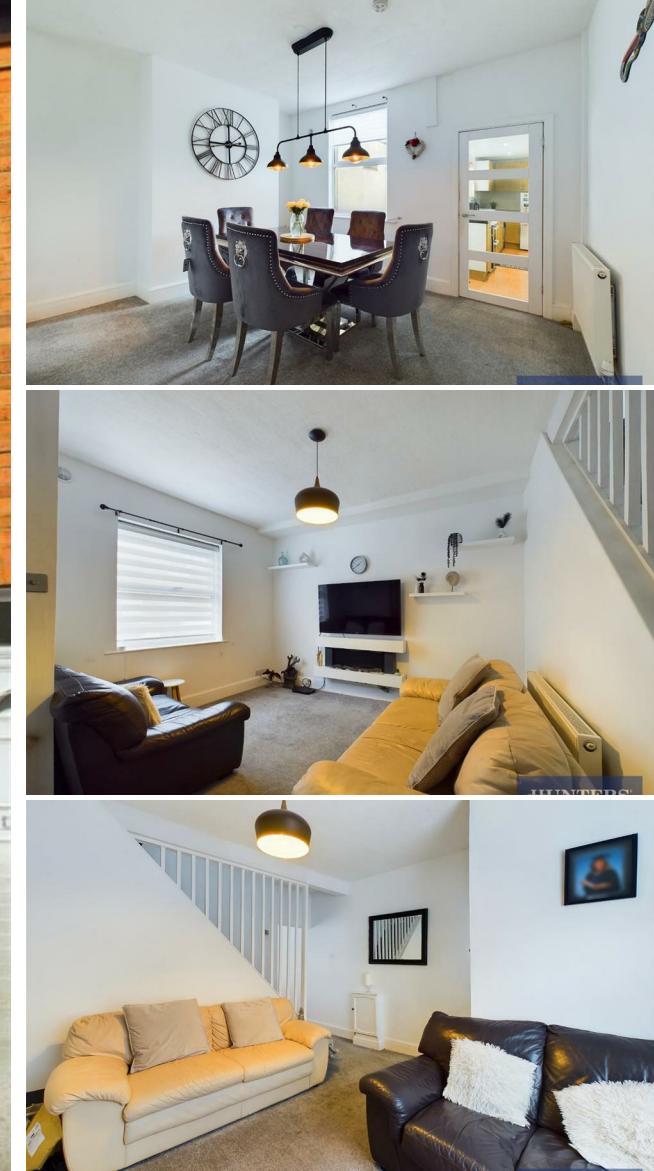




## Hoxton Road, Scarborough

- Mid-Terrace
- Family Bathroom
- Low Maintenance Rear Yard
- EPC: D
- Two Bedrooms
- Fitted Kitchen
- Close To Local Amenities
- Council Tax: A

Offers In Excess Of £130,000



Tenure: Freehold

**HUNTERS®**  
HERE TO GET *you* THERE

# Hoxton Road, Scarborough

## DESCRIPTION

Hunters welcome to the market this charming property located on Hoxton Road in the centre of Scarborough. This delightful mid-terrace house boasts a modern interior that is sure to impress.

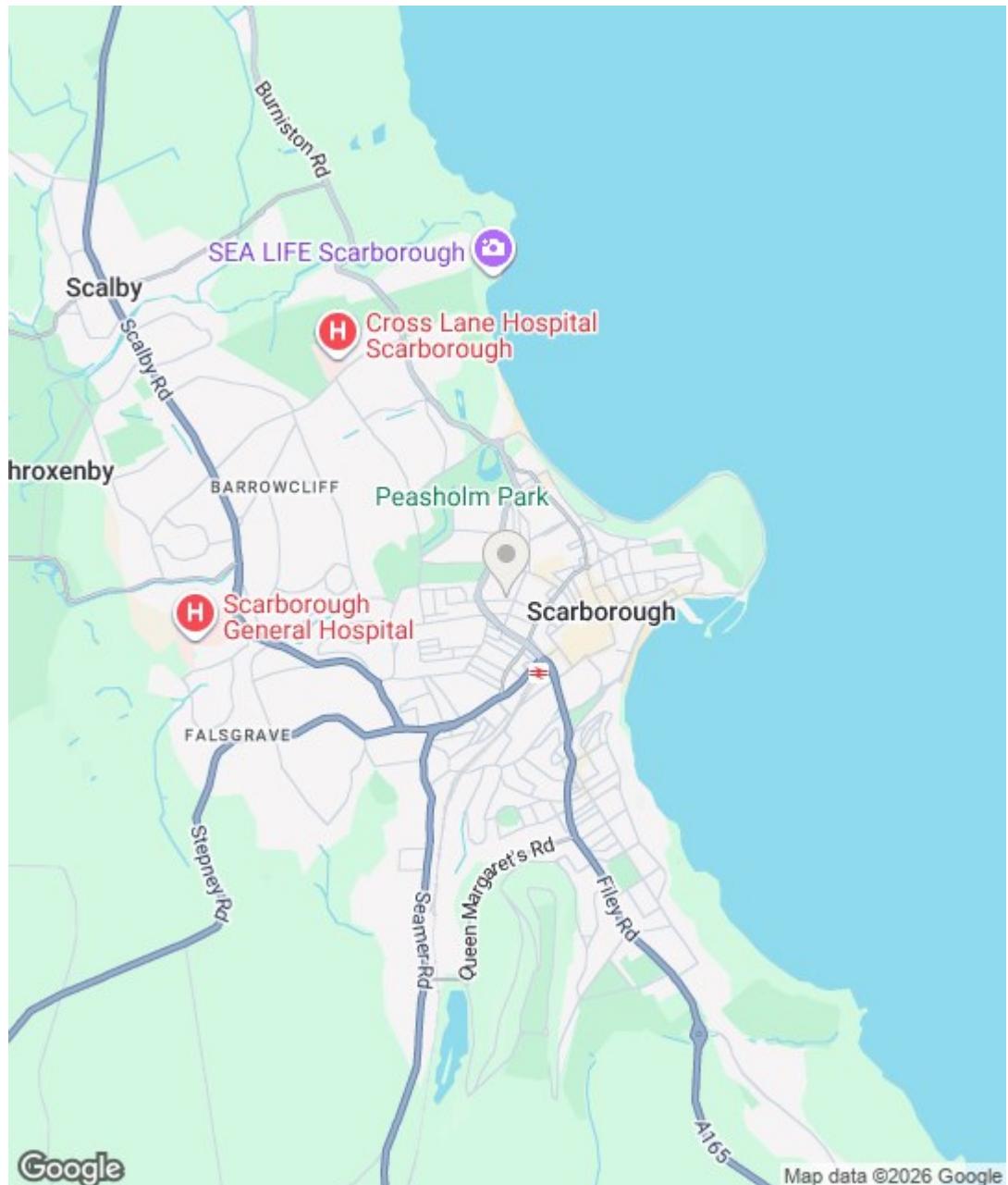
Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests following on to the dining room and modern kitchen. The properties first floor features two lovely bedrooms offering comfortable living spaces and a family bathroom. To the top floor you are presented with an additional loft space/ occasional room. One of the perks of this property is the low maintenance rear yard with a private outdoor space where you can unwind and enjoy some fresh air without the hassle of extensive upkeep.

Located in a desirable area, this house is ideal for those seeking a cosy and inviting home in a convenient location. Don't miss out on the opportunity to make this lovely property your own and experience the best of Scarborough living.

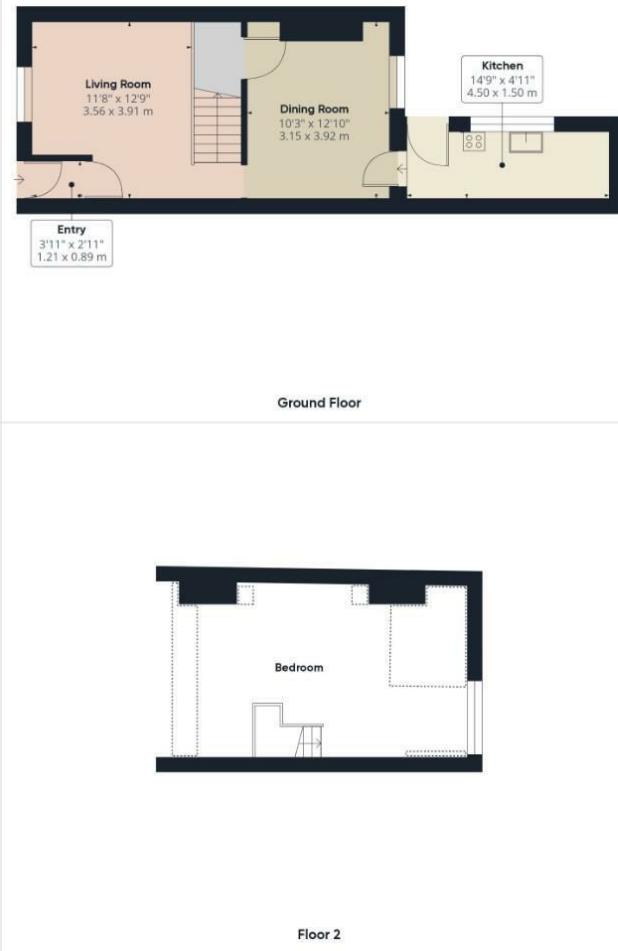
Call the office now to arrange a viewing!







Council Tax: A



Approximate total area<sup>(1)</sup>

692.37 ft<sup>2</sup>  
64.32 m<sup>2</sup>

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## 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.

**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

## 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.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>

