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# West Parade Road, Scarborough

Offers Over £185,000



Hunters are delighted to present this charming two-bedroom mid terraced home offering modern living across two floors, with the added benefit of allocated parking space and no onward chain.

On the ground floor, the property opens into a welcoming hallway with access to a convenient WC. The spacious living room flows seamlessly into a bright kitchen / dining area, perfect for entertaining, with French doors opening out to a rear low maintenance courtyard. Upstairs, the property boasts two well-proportioned bedrooms. Both feature built-in wardrobes, providing excellent storage. A modern family bathroom completes the first floor.

Externally, the property benefits from a private parking space and the enclosed low maintenance courtyard, ideal for relaxing or outdoor dining.

Located in the Falsgrave area, the house offers excellent access to a wide range of local amenities and attractions, including local shops and a supermarket, Falsgrave Park and play area, a 24-hour garage, Scarborough Hospital, as well as a choice of popular junior and secondary schools and two colleges, making this an excellent all round family home.

This home represents  
being offered with

ded advantage of

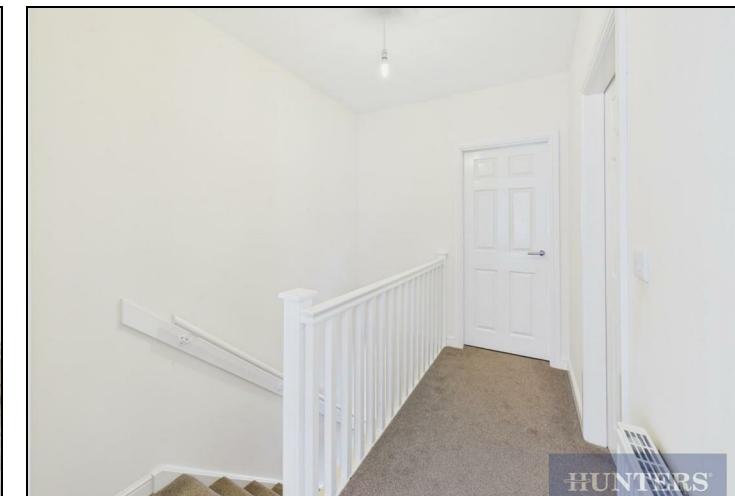
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)  
[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

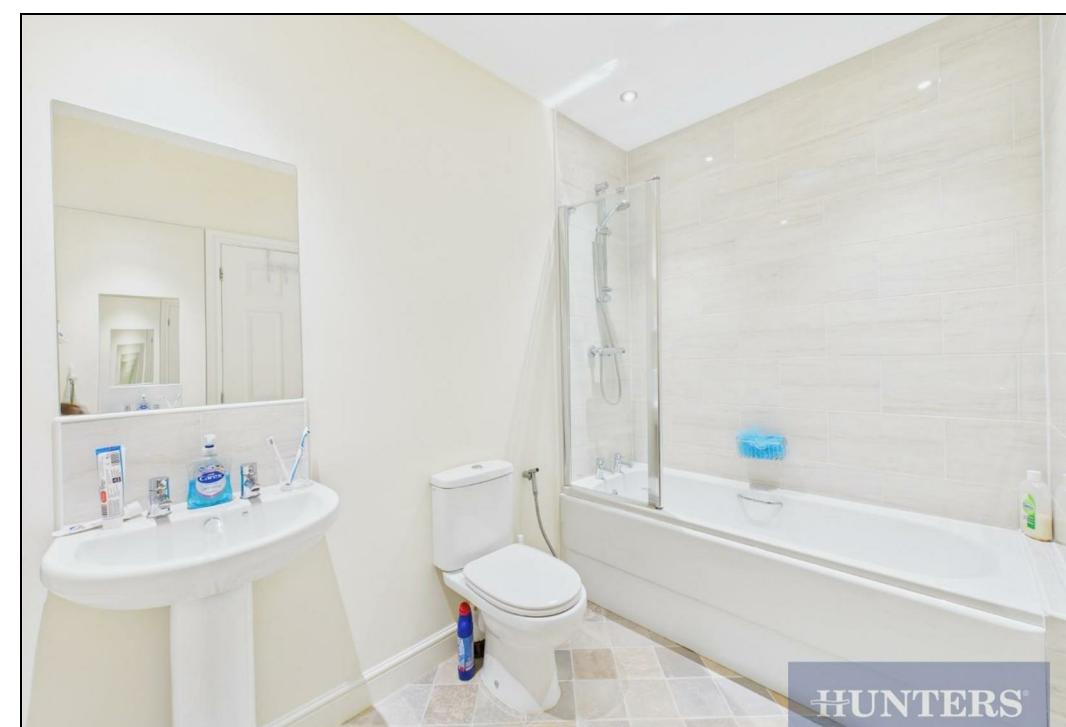
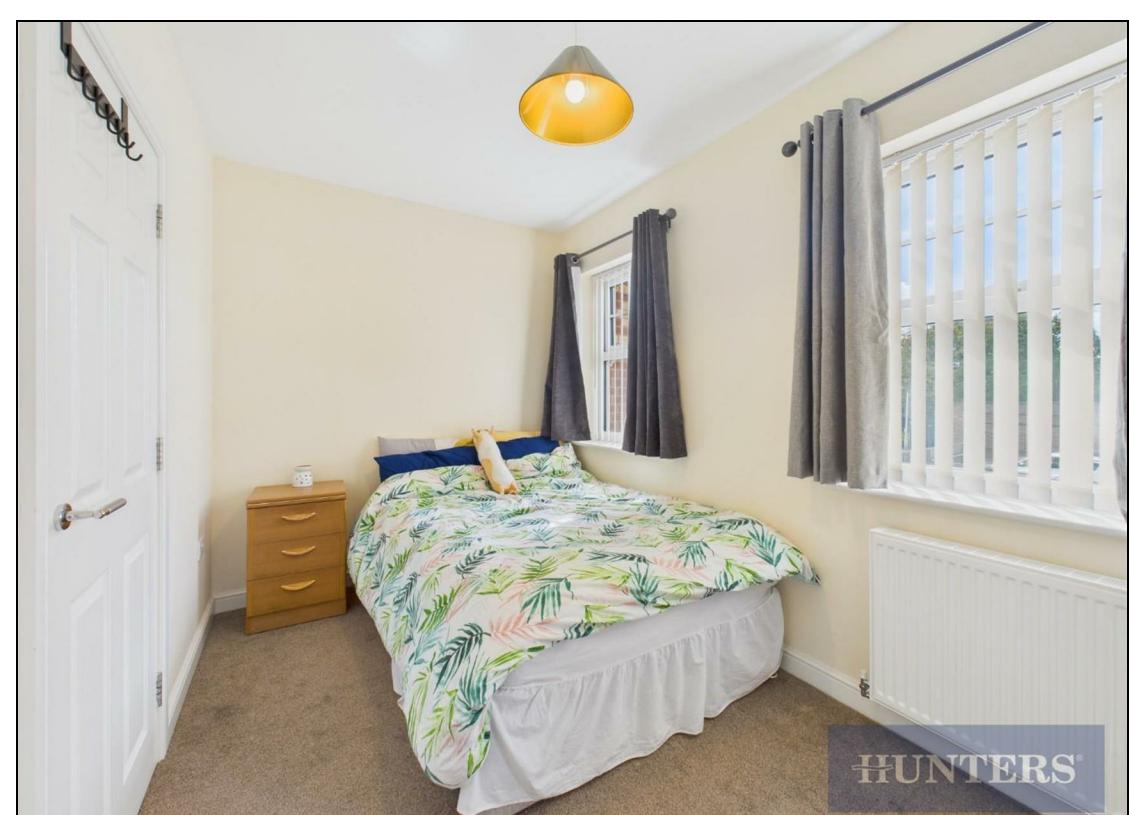
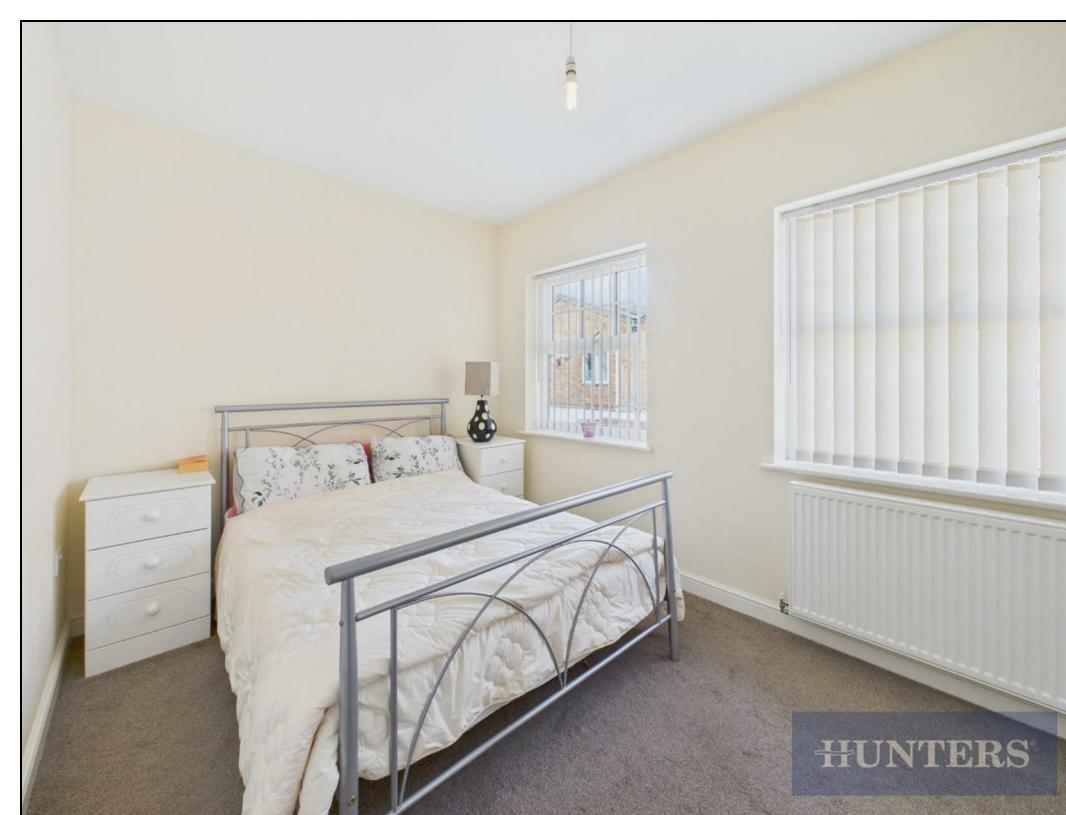


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## KEY FEATURES

- Mid-terraced home over two floors.
- Open-plan living: living room and kitchen/dining
- Two bedrooms with built-in wardrobes
- Modern family bathroom
- Private courtyard & allocated parking
- Falsgrave location with local amenities, schools, and no onward chain

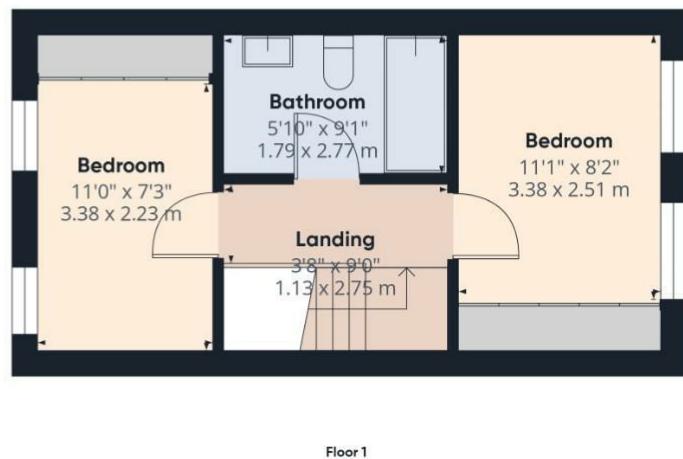






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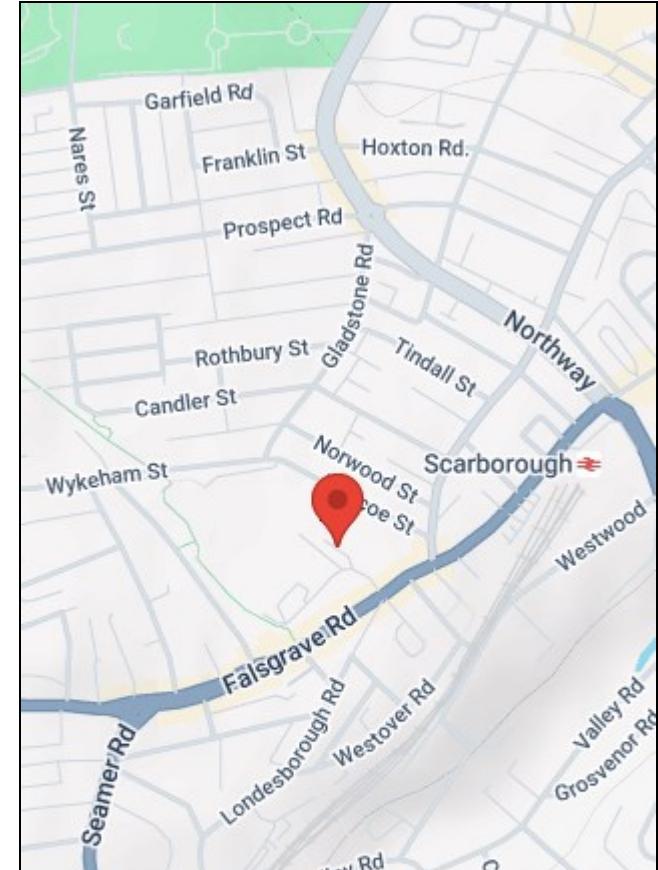
Approximate total area<sup>(1)</sup>  
646 ft<sup>2</sup>  
60 m<sup>2</sup>



(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.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(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			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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