



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Granville Road, Scarborough

## Offers In Excess Of £80,000



Hunters are delighted to present this one-bedroom ground floor flat on Granville Road, featuring a private entrance for added convenience. The property boasts a spacious living room, a separate kitchen, a comfortable bedroom, and a modern bathroom.

This inviting home offers a well-designed layout, with a bright and airy living space perfect for both relaxation and entertaining. The separate kitchen is equipped for everyday cooking needs, while the bedroom provides a cosy retreat. Residents also benefit from access to a communal yard, offering shared outdoor space to enjoy. Ideally suited for individuals or couples, this property combines comfort and accessibility.

Situated in the vibrant coastal town of Scarborough, this flat is surrounded by an array of local amenities, including shops,

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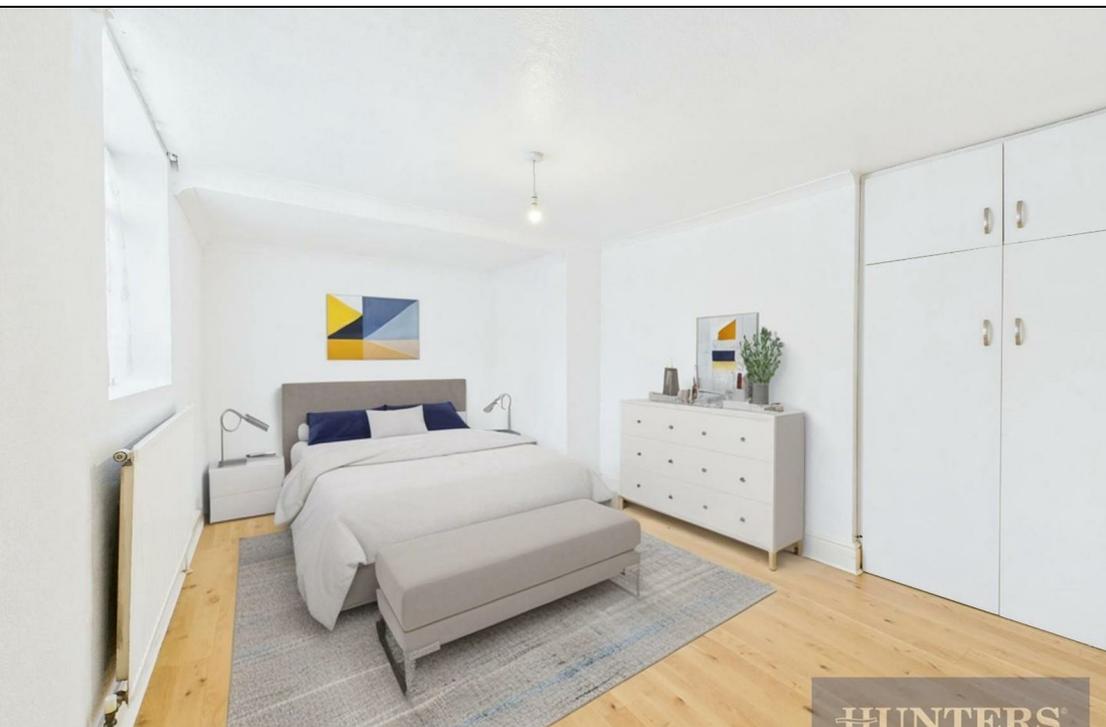
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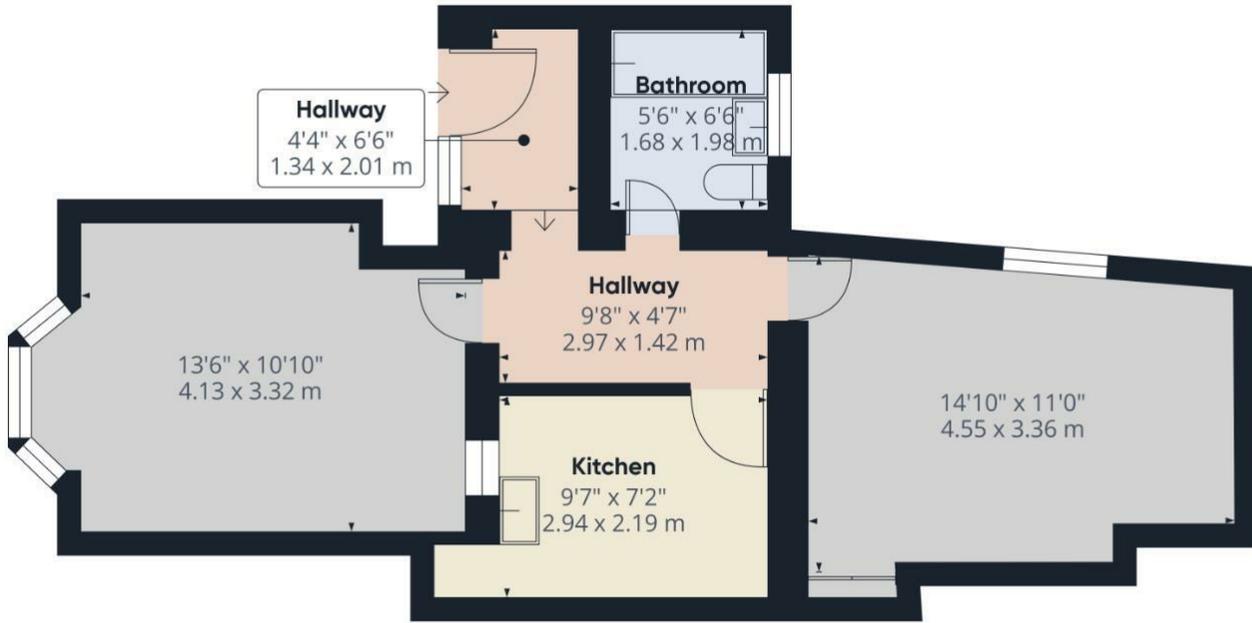


## KEY FEATURES

- Seperate Kitchen
- Large Living Room
  - One Bedroom
- Modern Bathroom
- Private Entrance
- Council Tax: A
  - EPC: D







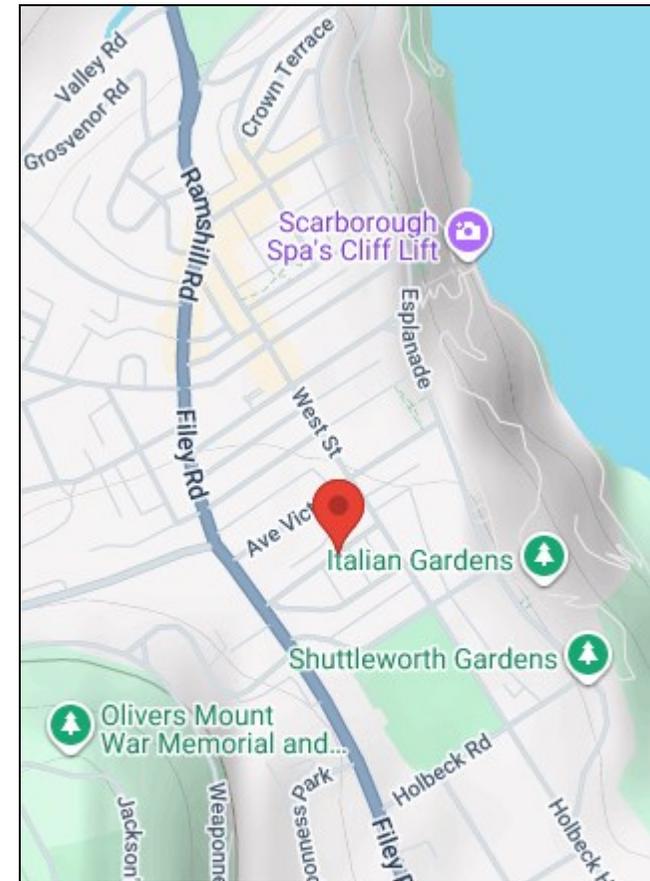
Approximate total area<sup>(1)</sup>  
487.07 ft<sup>2</sup>  
45.25 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
57	66
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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