



HUNTERS®
HERE TO GET *you* THERE

Caburn Close, Scarborough | Offers In Excess Of £115,000
Call us today on 01723 336760



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance Hall
UPVC front door, storage cupboard, storage heater, stairs to first floor landing and loft access.

Lounge
11'1" x 14'6"
UPVC double glazed window to the side aspect, radiator, electric feature fireplace, TV point, telephone point and power points.

Kitchen
8'2" x 8'9"
UPVC double glazed window to the front aspect, laminated laid wood style flooring, boiler, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, gas oven, gas hob, extractor hood and power points.

Bedroom 1
12'9" x 10'2"
UPVC double glazed window to the front aspect, radiator, TV point and power points.

Bedroom 2
8'9" x 10'1"
UPVC double glazed window to the front aspect, radiator, TV point and power points.

Shower Room
6'5" x 6'11"
Velux window, heated towel rail, laminated laid wood style flooring, built in storage, partially tiled walls and three piece suite comprising of: shower cubical with electric shower, low flush WC and wash hand basin with pedestal.

Garden
Communal garden to the rear.

Parking
Residence parking.

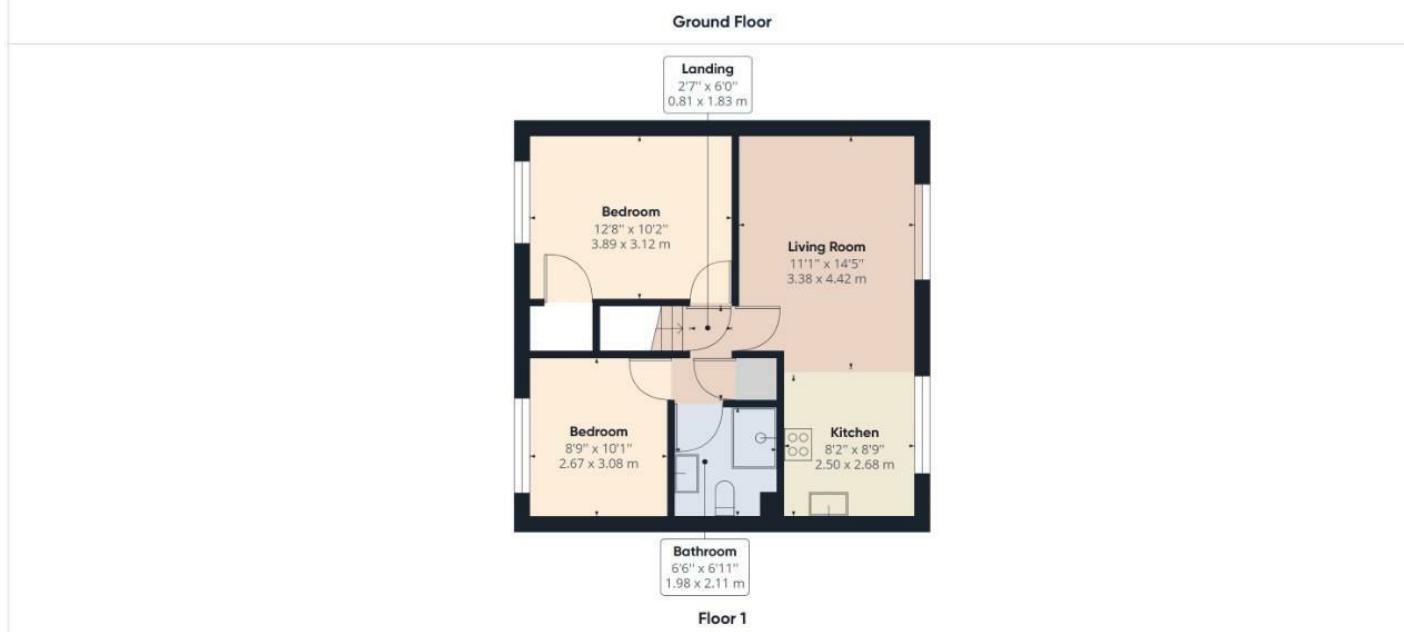
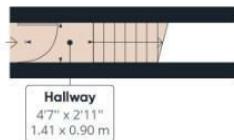
Agents Notes
Council Tax- A
EPC- D
Leasehold
No Pets Allowed
Monthly Service Charge
Paid to Ellis Hay - £600 annually

Hunters are pleased to bring to the market this WELL PRESENTED FIRST FLOOR apartment located in the SOUGHT AFTER North Side of Scarborough. Benefiting from PRIVATE ENTRANCE, TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE and OFF ROAD PARKING for ONE VEHICLE this home is the perfect space for a range of buyers including FIRST TIME BUYERS, COUPLES, INVESTORS and MANY MORE.

This bright and airy living accommodation briefly comprises of: entrance hall leading to spacious lounge, kitchen, two double bedrooms and family shower room with a three piece suite. The outside welcomes you with a communal garden to the rear and allocated residence parking space.

This lovely home is situated in a popular modern estate just off Hovingham Drive and is well placed for local amenities including nearby shops, a choice of junior and secondary schools, Yorkshire Coast College and Scarborough Sixth Form College, leisure facilities, Scarborough Hospital and has excellent access to local transport links.

Call Hunters Scarborough today to arrange your viewing! 01723 336760



Approximate total area⁽¹⁾

583.92 ft²

54.25 m²

(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.

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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.

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