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# Scalby Mills Road, Scarborough

Offers In Excess Of £175,000



Hunters are pleased to present this delightful first-floor flat situated in the charming area of Scalby Mills Road, Scarborough offering stunning sea and golf course views from the private balcony, this property is not one to miss. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene retreat by the coast.

Upon entering, you are welcomed into a hallway that leads to a spacious kitchen and living area, creating a warm and inviting atmosphere—perfect for relaxation or entertaining guests. Natural light floods the space through bifold doors, which open onto a balcony with room for seating. The flat features underfloor heating for year-round comfort, two bedrooms—including a master with an ensuite—and a stylish family bathroom.

Additional benefits include a private garage and designated parking space, providing secure parking and extra storage space, and a newly replaced roof, completed just two years ago.

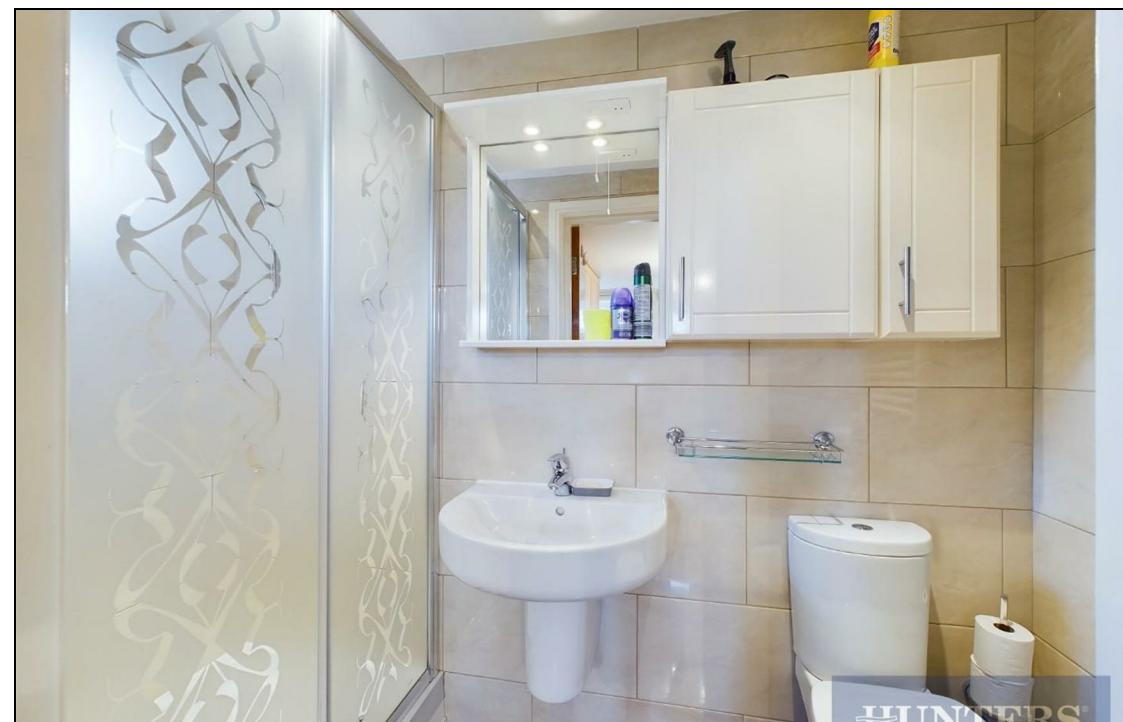
The location is particularly appealing as it is located less than a mile from Scarborough's Town Centre, this property offers easy access to local amenities, including Tesco Express, and a variety of pubs and restaurants. Nearby attractions include Peasholm Park with its boating lake and putting green, as well as Europe's largest open-air theatre, which hosts top music acts. For golf enthusiasts, North Cliff Golf Club is just next door, offering stunning views of the North Yorkshire Moors and North Bay.

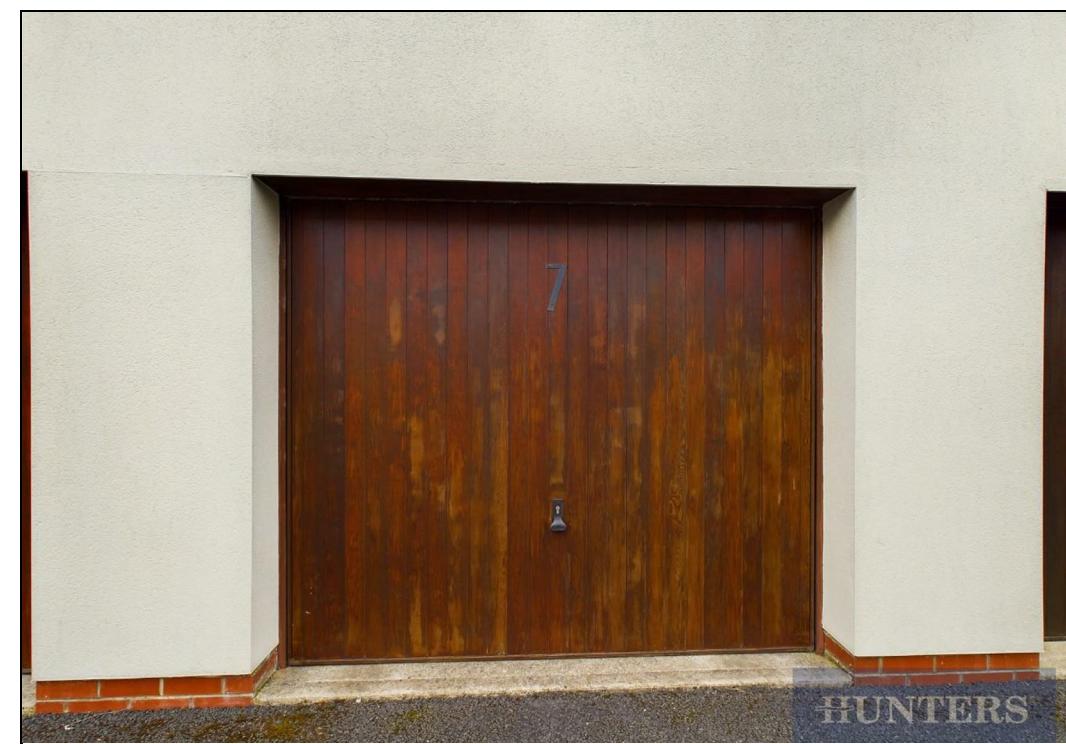
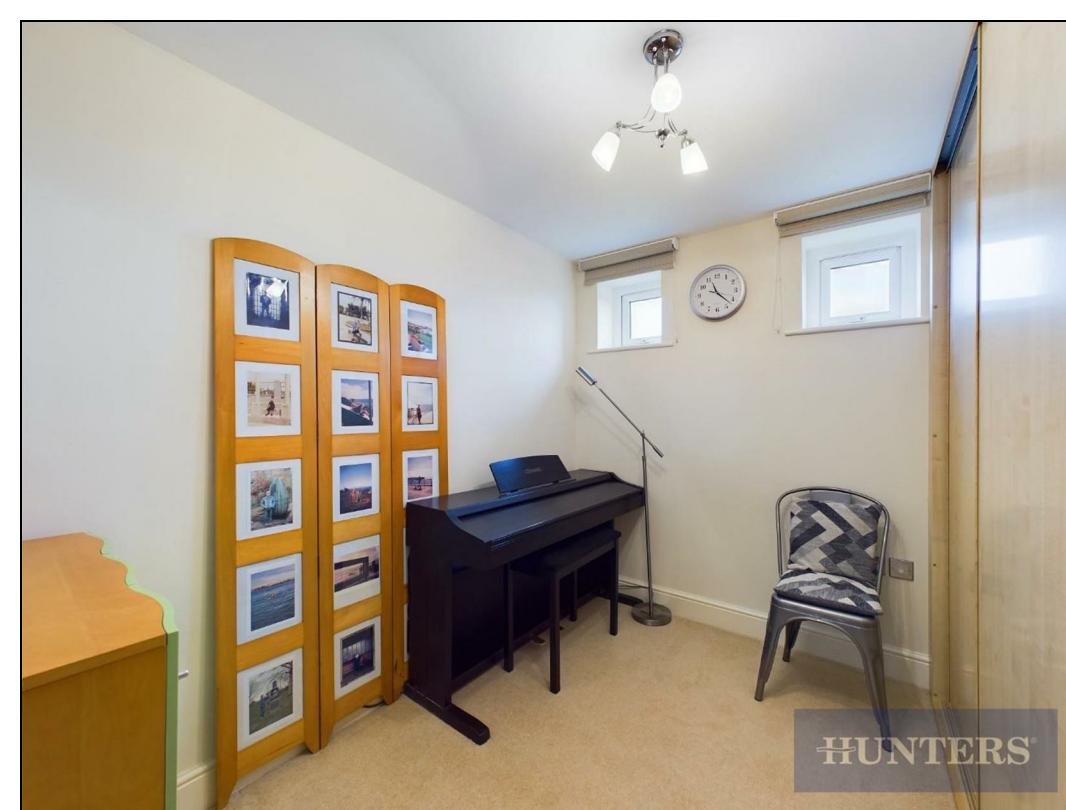
This flat presents an excellent opportunity for those looking to enjoy the coastal lifestyle while remaining within reach of the conveniences of town living. With its thoughtful layout, modern features, and prime location, this property is not to be missed. Whether you are looking to invest or find your next home, this flat on Scalby Mills Road is sure to impress.

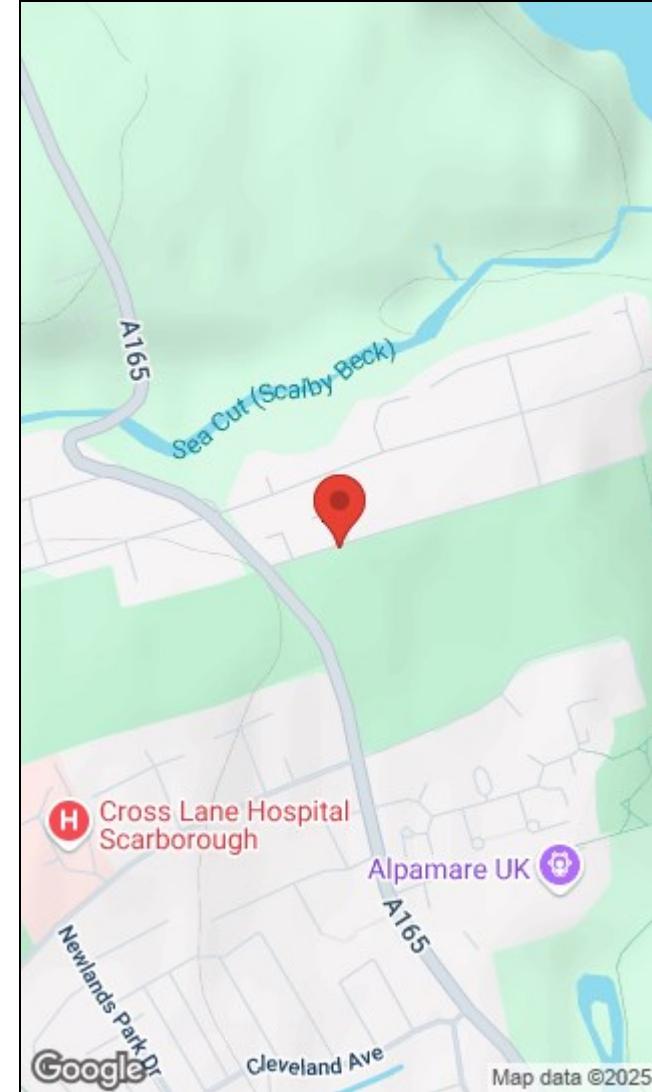
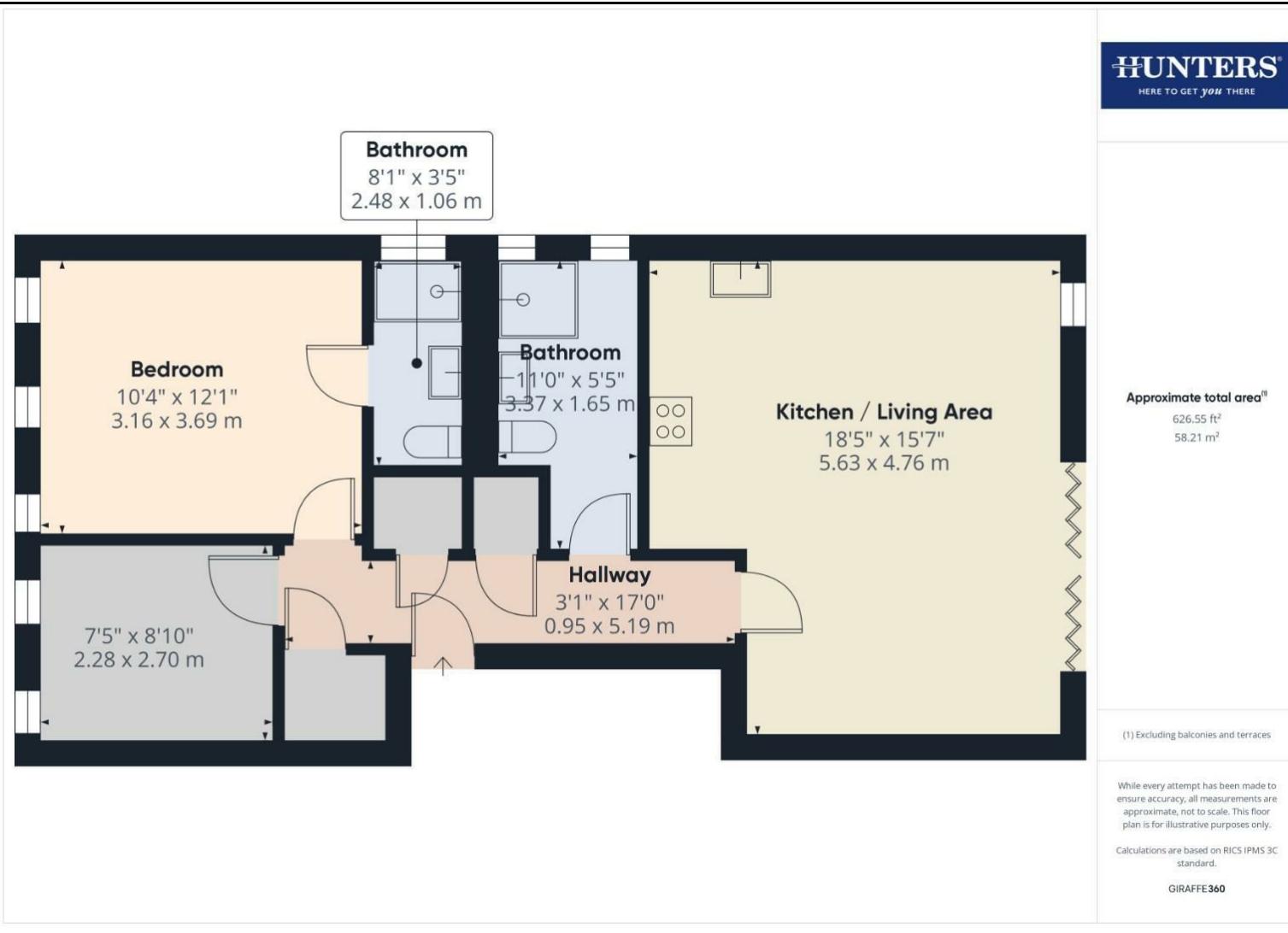
## KEY FEATURES

- Open Plan Kitchen/Living Area
  - Private Balcony
  - Two Bedrooms
- Two Modern Bathrooms
- Sought After Location
- Separate Garage
- Sea and Golf Course Views









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	75	77
(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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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