

HUNTERS[®]

HERE TO GET *you* THERE



Flat 10 Hartford Court 33 Filey Road

Scarborough, YO11 2TP

Offers In Excess Of £75,000



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Hunters are delighted to bring to the market this OVER 55'S retirement apartment located on the HIGHLY SOUGHT AFTER Filey Road offering ONE BEDROOM and MANY COMMUNAL AREAS including FRONT and REAR GARDENS, GUEST SUITE and LAUNDRY ROOM. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING this home is not one to miss.

This fantastic living accommodation briefly comprises: entrance hall with entry phone and large storage cupboard, spacious lounge, fitted kitchen, one bedroom and family bathroom. To the outside you are presented with many communal areas including guest suite, laundry room, front and rear gardens and car park.

This lovely home offers excellent access to a wealth of amenities and attractions including; The Ever Popular Esplanade, The Spa, The Italian Gardens, Clock Tower, and Scarborough town centre itself, with the added bonus of being situated close to Scarborough's South Bay and beach. Also nearby are the benefits of Ramshill Road amenities which include; convenience stores, pharmacy, post office, public houses, butchers and hotels.

Call now to arrange a viewing!

Entrance hall

Coving and textured ceilings, storage cupboard, entry phone and power points.

Lounge

19'7" x 10'8" (5.99 x 3.26)

UPVC double glazed window to front aspect, UPVC double glazed door to front aspect, coving, electric fireplace, storage heater, TV point and power points.

Kitchen

8'6" x 7'7" (2.60 x 2.32)

UPVC double glazed window to front aspect, coving, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven and hob, extractor hood and power points.

Bedroom 1

9'5" x 9'2" (2.88 x 2.80)

UPVC double glazed window to front aspect, coving, fitted wardrobes, storage heater and power points.

Bathroom

6'11" x 5'7" (2.11 x 1.71)

Coving, fully tiled walls, shower cubicle with electric shower, heated towel rail, low flush WC, wash hand basin with vanity unit and extractor fan.

Communal areas

Communal lounge, laundry room, guest suite and gardens.

Tel: 01723 336760



Road Map



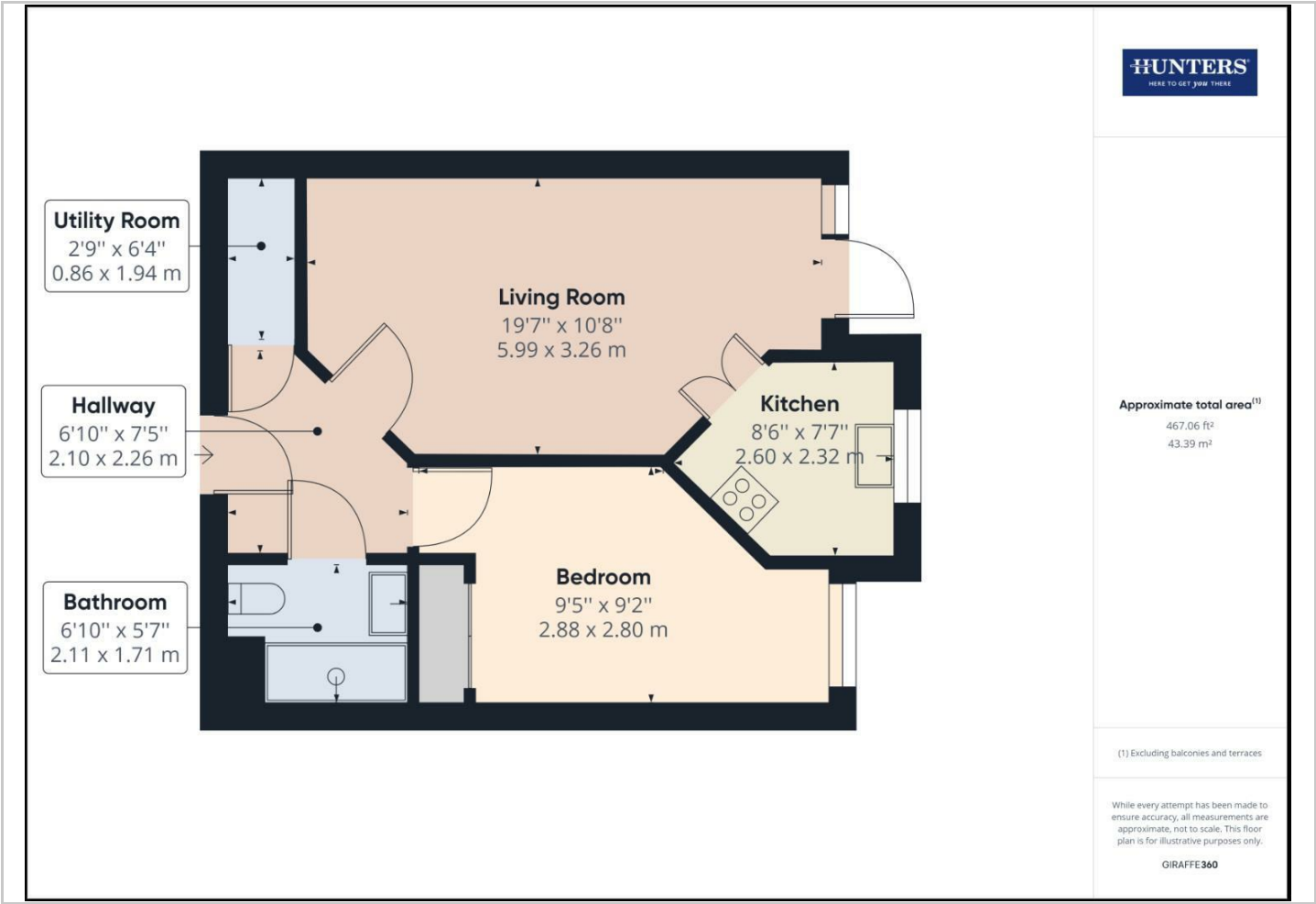
Hybrid Map



Terrain Map



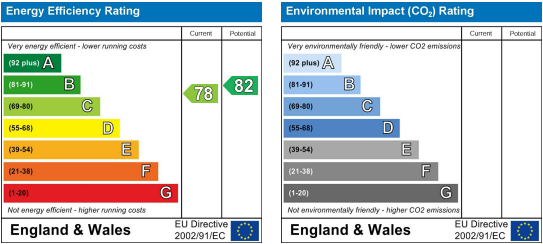
Floor Plan



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.

Energy Efficiency Graph



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