



**HUNTERS**<sup>®</sup>  
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HUNTERS C

# Scholes Park Road, Scarborough

## Offers In Excess Of £160,000



Hunters are delighted to present this charming two-bedroom apartment, offering a perfect blend of comfort, style, and convenience. Spanning an inviting 570 square feet, this thoughtfully designed property maximises both space and natural light, creating a warm and welcoming atmosphere that you'll love coming home to.

When entering through the communal hallway there is separate storage space to the side. As you enter the apartment, you are greeted by a well-appointed living area that serves as the heart of the home. This versatile space is perfect for relaxation, entertaining guests, or enjoying quiet evenings. The kitchen is compact yet functional, equipped with ample storage, worktop space, and essential appliances, making it ideal for preparing meals with ease. The two bedrooms are generously proportioned, each offering plenty of space. Whether used as sleeping quarters, a home office, or a hobby space, these rooms provide flexibility to meet your needs. The bathroom features a contemporary design with modern fixtures, ensuring both style and practicality for daily use.

Outside, the property benefits from its own separate garage, providing valuable additional storage or secure parking. This is a rare and practical feature, ideal for those with a car, bike, or outdoor equipment. Located in Scholes Park Road it is a sought-after location in Scarborough, offering a peaceful residential setting with close proximity to local amenities, well-regarded schools, and the stunning North Yorkshire coastline.

The property features castle views and is a fantastic opportunity for a variety of buyers. Whether you're a first-time buyer, a professional seeking a low-maintenance home or a small family. Arrange a viewing today to discover your new home in the heart of this vibrant seaside town.

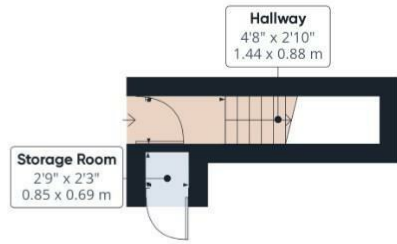
## KEY FEATURES

- First Floor Apartment
- Large Living Room
- Kitchen with Ample Storage
  - Two Bedrooms
  - Seperate Garage
- Lease Extended by Current Owners
  - Castle Views
- 168 Years Left On The Lease
  - No Ground Rent









Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
569.75 ft<sup>2</sup>  
52.93 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 |           |
| 75  | 78        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

| 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>  |           |
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| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |

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