



Lynwood Lodge, Filey Road, Scarborough

- Two Bedrooms
- Holiday Let Potential
- Sought After Location
- Top Floor Apartment
- Modern Interior

£110,000



Tenure: Freehold

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HERE TO GET *you* THERE

Filey Road, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED TOP FLOOR apartment offering TWO DOUBLE BEDROOMS, RESIDENTS PARKING and MODERN INTERIOR. Benefiting from GAS CENTRAL HEATING and HOLIDAY LETTING POTENTIAL creating the ideal property for a range of buyers including first time buyers, couples and investors.

This bright and airy accommodation briefly comprises of: entrance hall leading to the open plan living room/kitchen with space for dining, two double bedrooms and family bathroom with three piece suite.

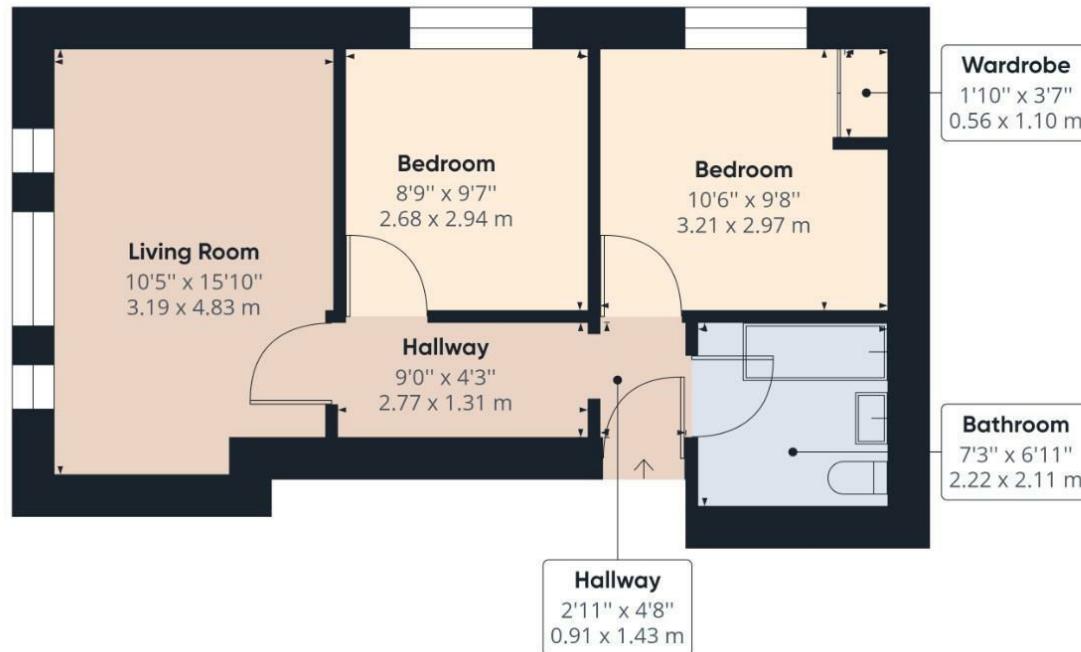
The abode offers excellent access to a wealth of local amenities and attractions including; The Spa, The Italian Gardens, Clock Tower, Esplanade, Scarborough town centre, Scarborough's South Bay and beach. With easy access to public transport including a bus stop located directly outside the property. Also nearby are the benefits of Ramshill Road amenities which include convenience stores, pharmacy, public houses and hotels.

This is one not to miss, call now to arrange a viewing!

This property is currently charged business rates due to being a holiday let. Previous council tax band was band A.



Council Tax: Exempt



Approximate total area⁽¹⁾
453.24 ft²
42.11 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	74
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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.

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