

HUNTERS®

HERE TO GET *you* THERE



Hartford Court

Scarborough, YO11 2TP

By Auction £37,000



Council Tax: D



Flat 44 Hartford Court

Scarborough, YO11 2TP

By Auction £37,000



Entrance Hall

4'9" x 12'2" (1.46 x 3.7)

Coving and textured ceilings, storage cupboard, storage heater, loft access and power points.

Lounge

8'11" x 17'10" (2.73 x 5.44)

UPVC double glazed windows to front and side aspects, coving, electric feature fireplace, storage heater, TV point and power points.

Dining Room

9'9" x 10'1" (2.97 x 3.08)

UPVC double glazed window to front aspect, coving and power points.

Kitchen

5'8" x 9'0" (1.73 x 2.74)

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

Bedroom 1

8'10" x 12'3" (2.7 x 3.73)

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

Bedroom 2

7'5" x 12'8" (2.26 x 3.87)

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

Bathroom

7'4" x 9'1" (2.23 x 2.76)

Fully tiled walls, airing cupboard, heated towel rail, extractor fan and three piece bathroom suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit.

Communal areas

Communal lounge, laundry room, guest suite and gardens.

Parking

Residents parking.

Agent notes

98 years left on the lease

£585 ground rent paid to estates and management limited

£4000 management fee paid to first port

Permission needed for pets

Council tax - D



Road Map



Hybrid Map



Terrain Map



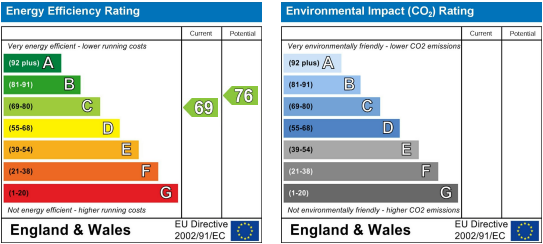
Floor Plan



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.