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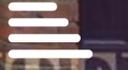
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HUNTERS<sup>®</sup>

# Hibernia Street, Scarborough

Offers In The Region Of £130,000



Nestled in the charming area of Hibernia Street, Scarborough, this DELIGHTFUL TERRACED HOUSE offers a perfect opportunity for FIRST TIME BUYERS. The property features a WELL-PROPORTIONED LIVING/DINING room ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The house boasts two cosy bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents. This property is perfect for small families, couples, or individuals seeking a peaceful retreat in a vibrant coastal town.

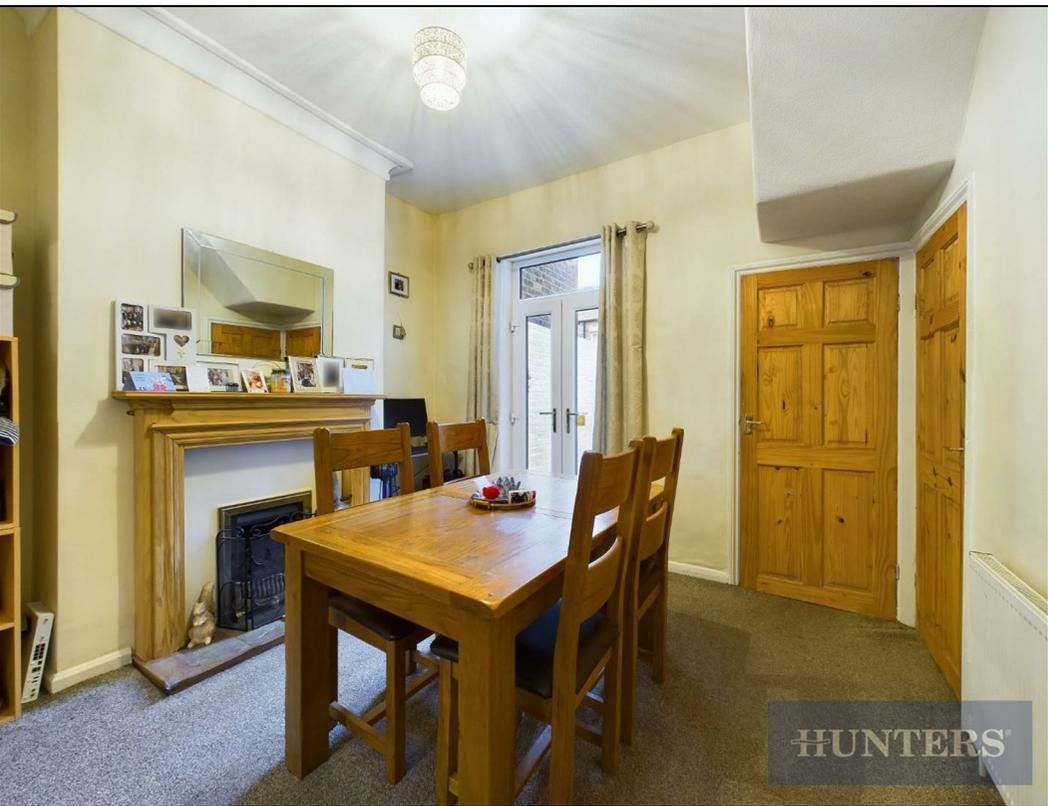
Scarborough is renowned for its stunning beaches, picturesque scenery, and rich history, making it an attractive location for those who appreciate both leisure and culture. With local amenities, schools, and transport links nearby, this home is well-positioned for everyday living.

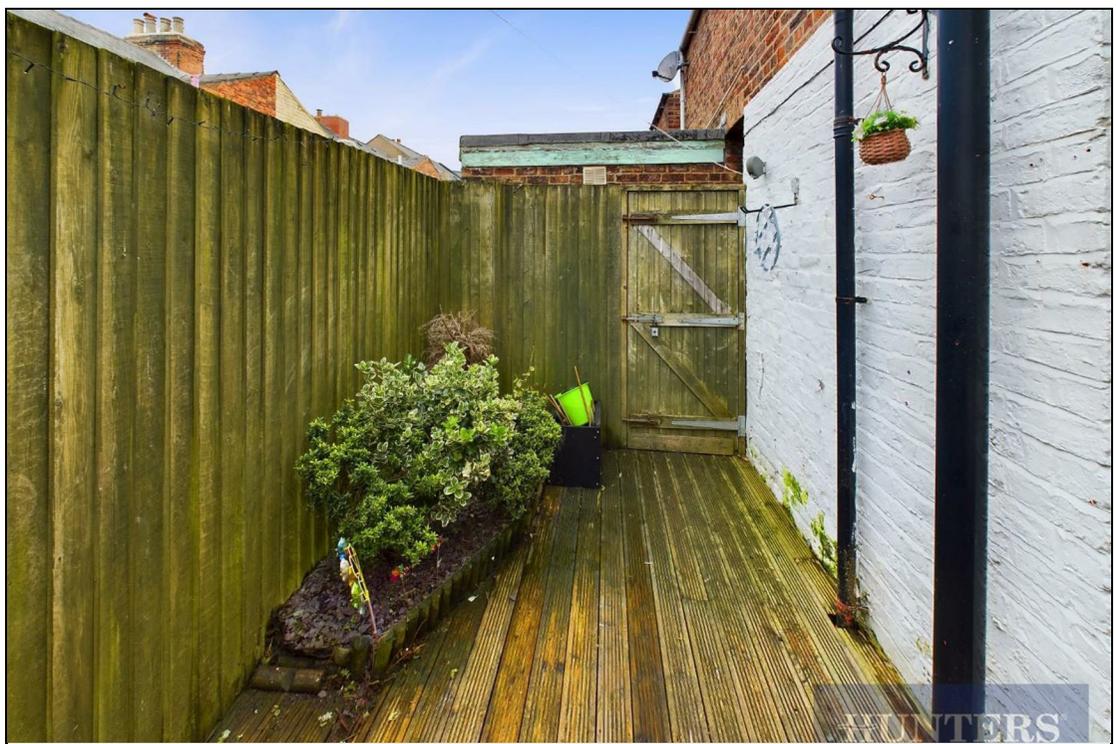
Whether you are looking to invest in your first home or seeking a charming property to rent, this terraced house on Hibernia Street presents an excellent opportunity. Embrace the coastal lifestyle and make this lovely house your new home.

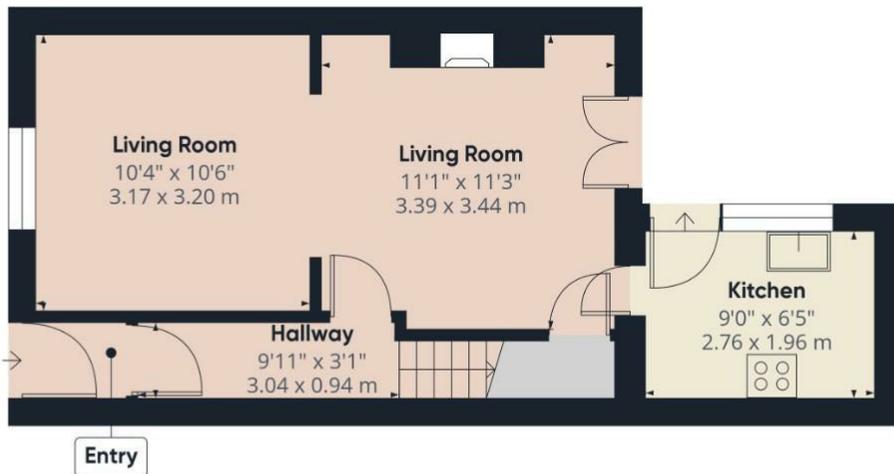
## KEY FEATURES

- Kitchen with Counter Space
- Living Room and Dining Room
  - Two Bedrooms
  - Family Bathroom
  - Council Tax: A
  - EPC: D

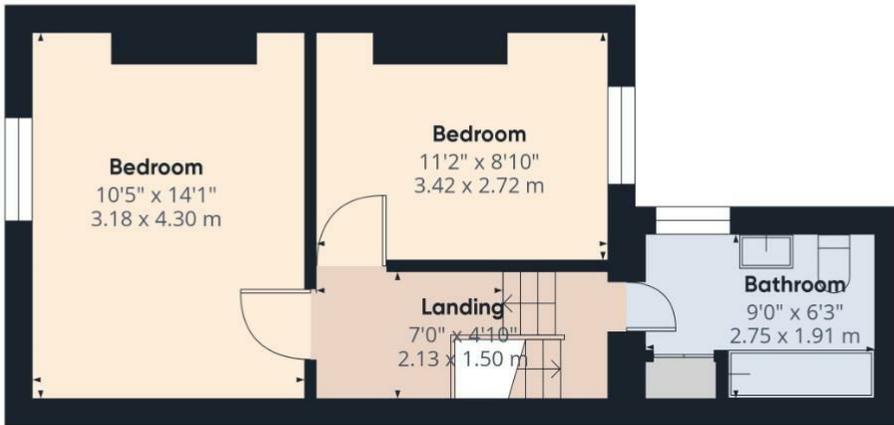








Ground Floor



Floor 1



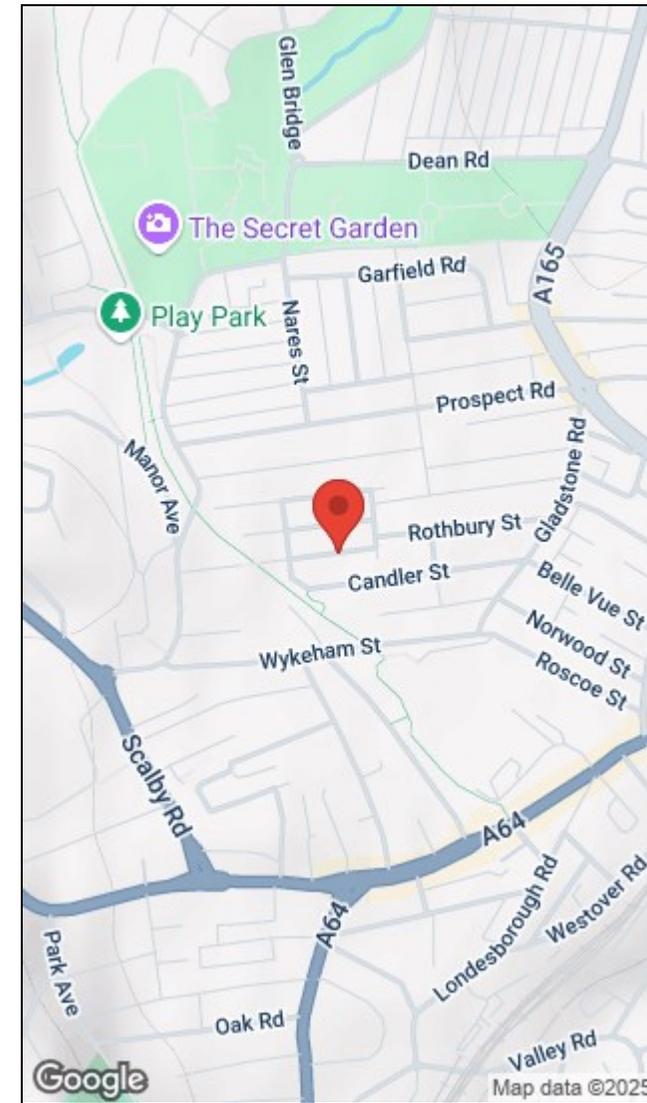
Approximate total area<sup>(1)</sup>  
 676.39 ft<sup>2</sup>  
 62.84 m<sup>2</sup>

(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
	<b>84</b>
<b>58</b>	

Very energy efficient - lower running costs

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) **A**

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EU Directive 2002/91/EC

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