



Hibernia Street, Scarborough

- Close To Amenities
- Rear Yard
- No Onward Chain
- Two Double Bedrooms
- Fitted Kitchen

£130,000



Tenure: Freehold

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Hibernia Street, Scarborough

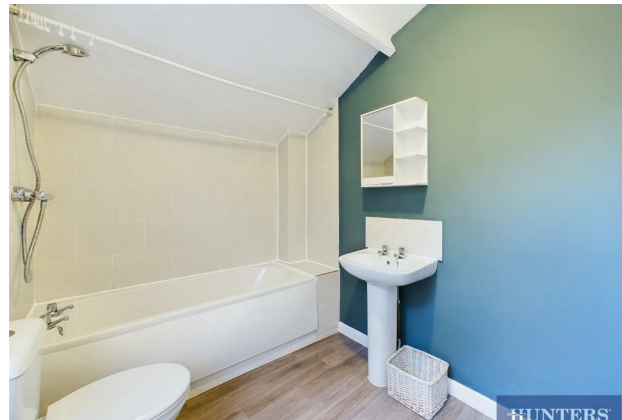
DESCRIPTION

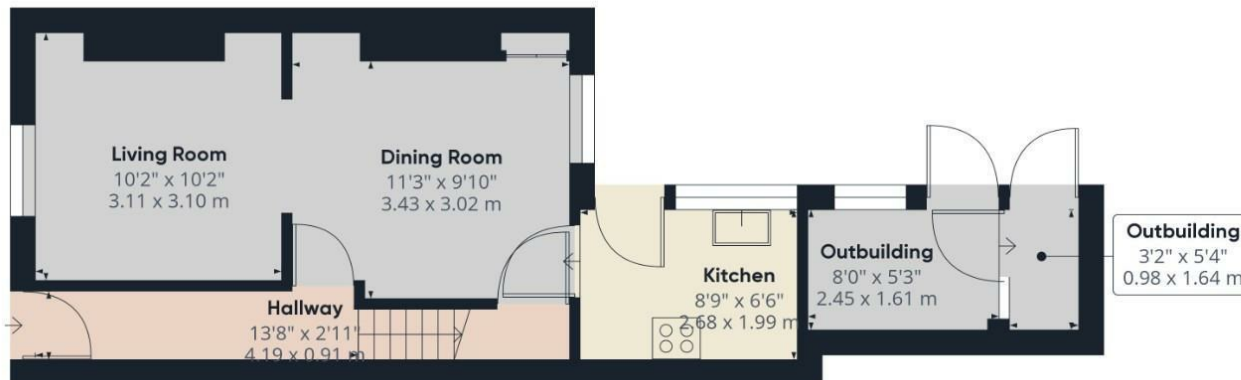
Hunters are pleased to bring to the market this BRIGHT AND AIRY END TERRACE house offering TWO DOUBLE BEDROOMS, MODERN INTERIOR and OUTDOOR SPACE. Benefitting from NO ONWARD CHAIN, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the ideal purchase for a range of buyers including couples, first time buyers and investors.

This well presented accommodation briefly comprises of: entrance hall leading to open plan living room/dining room with feature fireplace and storage and integrated kitchen. To the first floor you are presented with two double bedrooms and bathroom with three piece suite. To the outside you are greeted with a spacious rear yard with outdoor storage.

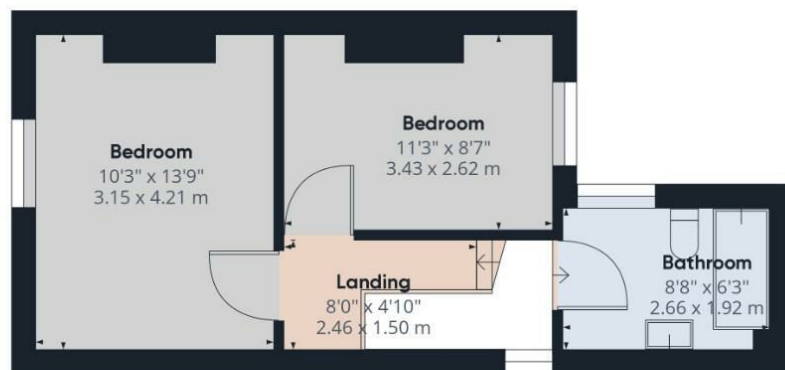
The spacious home is well placed for a wealth of local amenities and attractions including local shops, Scarborough's Town Centre, Gladstone Road Primary School, Manor Road Park, Peasholm Park and has excellent access to public transport links and arterial roads

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





Ground Floor



Floor 1



Approximate total area[®]
722.8 ft²
67.15 m²

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.

GIRAFFE360

Council Tax: A

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		88	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	67		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

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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