



**4 Westwood, , Scarborough, YO11 2JD**

**£695 Per Month**



## 4 Westwood, , Scarborough, YO11 2JD

### DESCRIPTION

Nestled in the charming town of Scarborough, this delightful top floor flat on Westwood offers a perfect blend of comfort and convenience. Boasting two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a serene yet accessible living space.

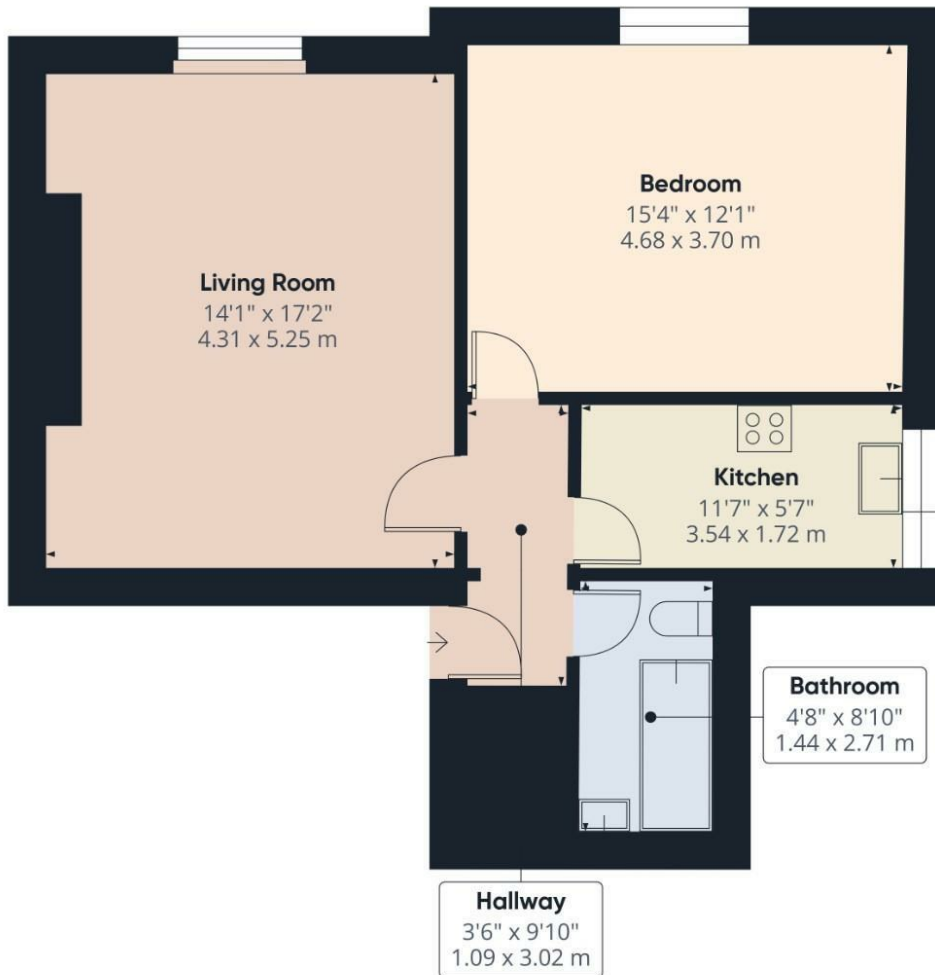
One of the standout features of this flat is its stunning views, which can be enjoyed from the comfort of your own home. The natural light floods the living areas, creating a warm and inviting atmosphere. The flat is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

Located just a stone's throw from the town centre, residents will benefit from a wealth of amenities right on their doorstep. From shops and cafes to parks and recreational facilities, everything you need is within easy reach. This prime location not only enhances the lifestyle of its occupants but also offers excellent transport links for those commuting to nearby areas.

Whether you are looking to invest in a property or seeking a new place to call home, this two-bedroom flat presents an excellent opportunity. With its appealing views, convenient location, and comfortable living spaces, it is sure to attract interest from a variety of potential renters. Do not miss the chance to make this lovely flat your own in the heart of Scarborough.







Approximate total area<sup>(1)</sup>  
568 ft<sup>2</sup>  
52.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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) <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			
<b>England &amp; Wales</b>		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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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