



HUNTERS

## Aberdeen Terrace

Scarborough, YO11 1DD

£1,100



Hunters are delighted to bring to the market this WELL PRESENTED end terraced home located in Scarborough town centre and benefiting from FOUR DOUBLE BEDROOMS, LOW MAINTENANCE REAR YARD and MODERN INTERIOR.

This fantastic house briefly comprises: entrance hall with stairs to the first floor landing, lounge and downstairs bedroom/dining room. To the lower floor you are presented with a WC, fully fitted kitchen, spacious dining room and access to the low maintenance rear yard. The upper floors of the property welcome you with three double bedrooms and a three piece suite family bathroom.

This home is well located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links.

Call now to arrange a viewing on 01723 336760!



## Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding;

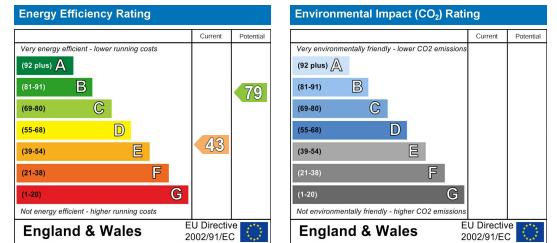
## Area Map



## Floor Plans



## 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.

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