



**Hibernia Street, , Scarborough, YO12 7DJ**

**£725 Per Month**

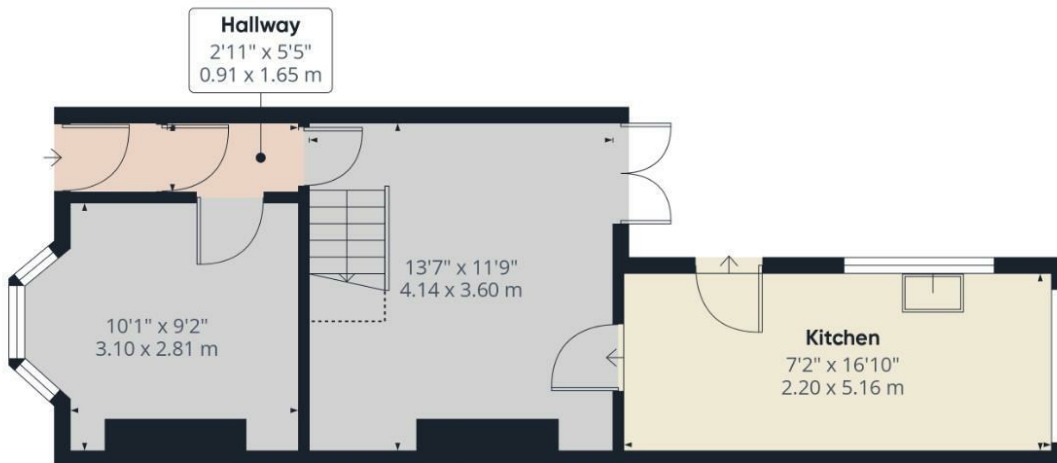


# Hibernia Street, , Scarborough, YO12 7DJ

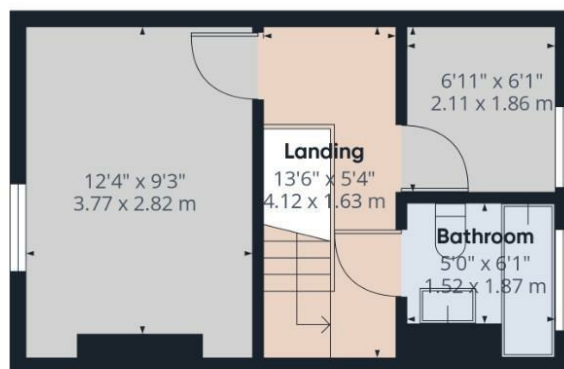
## DESCRIPTION







Ground Floor



Floor 1



### 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.

**HUNTERS**  
HERE TO GET *you* THERE

#### Approximate total area<sup>(1)</sup>

647 ft<sup>2</sup>

60.2 m<sup>2</sup>

#### Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

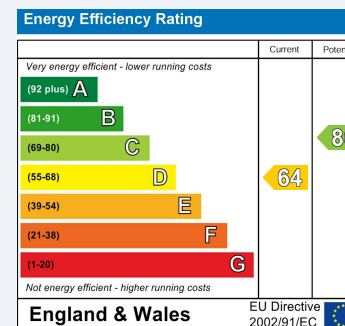
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.



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.



33 Huntriss Row, Scarborough, North Yorkshire, YO11 2ED  
Tel: 01723 336760 Email: [scarboroughlettings@hunters.com](mailto:scarboroughlettings@hunters.com) <https://www.hunters.com>

**HUNTERS**  
HERE TO GET *you* THERE