



## *Flat 2 Derwent Manor, Hackness Road, Scarborough, YO12*

*Guide Price £159,950*

- **TWO BEDROOMS**
- **OFF-STREET PARKING**
- **GROUND FLOOR APARTMENT**
- **DESIRABLE LOCATON**
- **GARAGE**
- **GCH & UPVC DOUBLE GLAZING**

## *Hackness Road, Scarborough YO12 5RY*

*This TWO BEDROOM, GROUND FLOOR APARTMENT is well located in this block of just four purpose built apartments, with generous feature lawned gardens as well as the added bonus of a GARAGE AND OFF ROAD PARKING.*



*Council Tax Band: C*

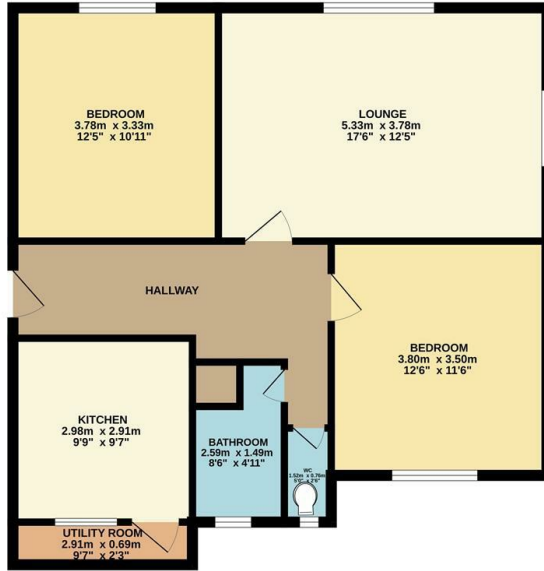


*This property briefly comprises of a communal entrance hall to the front with door leading to a private entrance hall, generous front facing lounge with dual aspect double glazed windows to the front and side, fitted kitchen with a range of wall and base units and a breakfast bar, utility room, two double bedrooms and a spacious wet room. Externally, the property boasts well-kept communal gardens, a garage and off-street parking.*

*Located on the ever popular Hackness Road to the North side of Scarborough, which benefits from a local supermarket, garage, Public House and library with a good bus route to Scarborough's Town Centre and Whitby in the opposite direction, Scalby Village is just a short walk away.*



GROUND FLOOR  
71.6 sq.m. (770 sq.ft.) approx.



TOTAL FLOOR AREA: 71.6 sq.m. (770 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metaphor ©2023



## Directions

## Viewings

**Viewings by arrangement only.**  
**Call 01723 377707 to make an appointment.**

**Council Tax Band**

**C**

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>		<b>73</b>
(55-68) <b>D</b>	<b>64</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	