



Stepney Road, Scarborough

Offers In Excess Of £375,000



Stepney Road, Scarborough

DESCRIPTION

Hunters Exclusive are delighted to bring to the market this SPACIOUS semi detached home located in the HIGHLY SOUGHT AFTER Stepney area of Scarborough offering SIX BEDROOMS, UTILITY ROOM, GARDEN, OFF ROAD PARKING and GARAGE. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING throughout this property is the perfect FAMILY HOME.

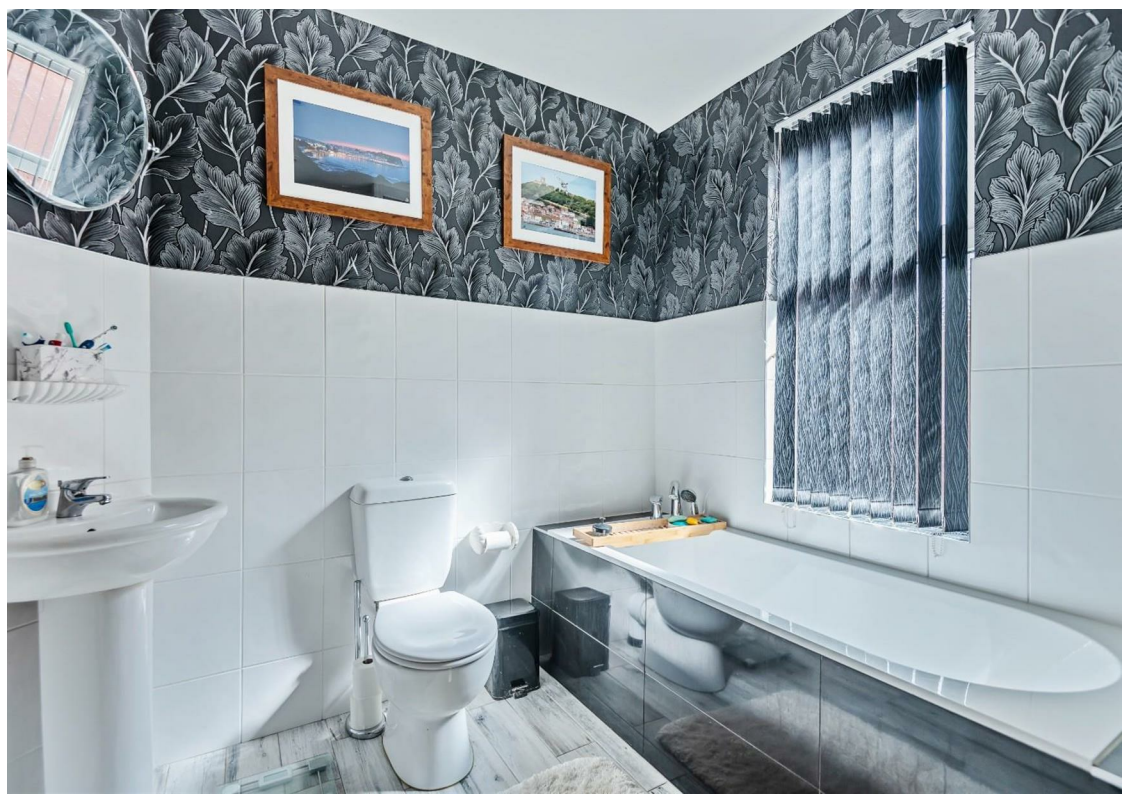
This fantastic living accommodation briefly comprises: entrance hall with stairs to the first floor landing, two reception rooms, open plan kitchen/diner, utility room and downstairs WC. To the upper floor of the property you are presented with six bedrooms and a family bathroom. The outside welcomes you with a mainly laid to lawn rear garden, garage and off road parking for three vehicles.

Scarborough is a well-established coastal town with a population of around 52,160 people and around 601,500 persons in the North Yorkshire area (Sources: ONS) and attracts an estimated 7 million visitors a year. Being located in the Stepney area of Scarborough this property is well located with many local amenities including: Falsgrave park, 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, recently built £14 million Alpamare waterpark and the historic Peasholm Park which was designed in 1912 with a Japanese theme. In recent years the park has been re-established with the help of the Heritage Lottery Fund so today's visitors can once more enjoy the boating lake with its swan pedalos, the island walk up to the oriental pagoda, the illuminated cascade, the famous naval battle with its model boats and fireworks and regular concerts including a Proms spectacular.

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

- Six Bedrooms
- Sought After Location
- Close to Local Amenities
- Off Street Parking
- Gas Central Heating
- EPC- E

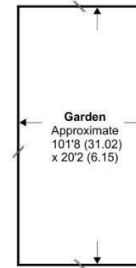
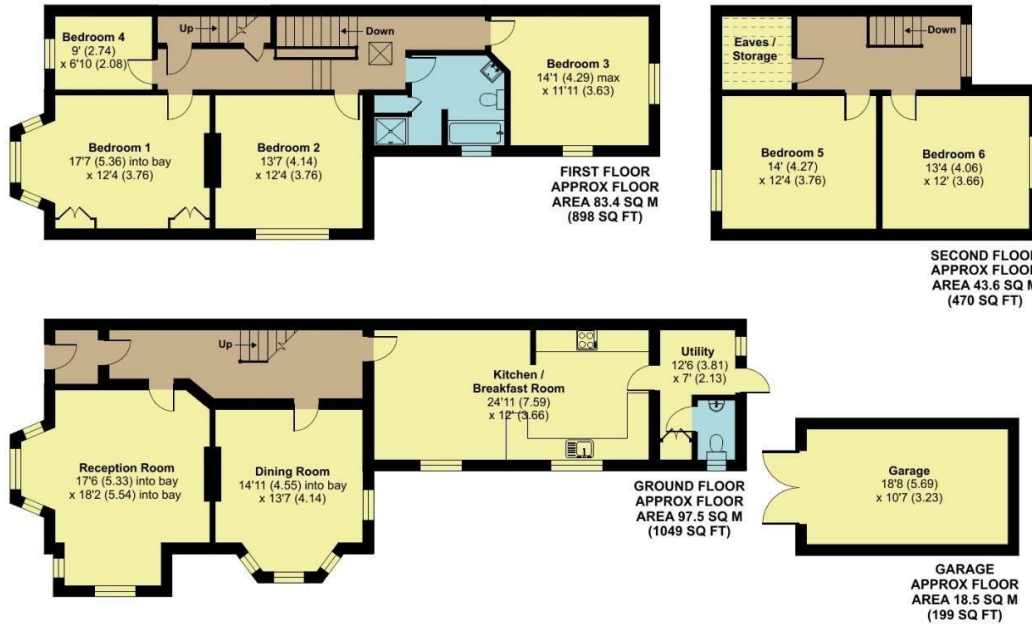




Stepney Road, Scarborough, YO12

Approximate Area = 2616 sq ft / 243 sq m (includes garage)
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Total = 2660 sq ft / 247.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hunters Property Group. REF: 880505

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) A			
(81-91) B			80
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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