



Givendale Road, Scarborough
, YO12 6LE

Guide Price £400,000



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DESCRIPTION

Hunters Exclusive are proud to bring to the market this WELL PRESENTED SEMI DETACHED family home set out OVER THREE FLOORS offering SIX BEDROOMS, TWO KITCHENS, FRONT AND REAR GARDENS AND GARAGE. Benefitting from UPVC DOUBLE GLAZING, OFF ROAD PARKING and GAS CENTRAL HEATING creating the ideal accommodation for a range of buyers including families, multi-generational living or investors.

This spacious abode briefly comprises of: entrance hall with stairs to first floor landing, ground floor lounge/diner with feature fireplace, kitchen with integrated appliances and pantry, two double bedrooms master benefiting from an en suite and down stairs WC. The first floor welcomes you with lounge with feature fireplace, dining room, spacious kitchen, stairs to second floor landing with stained glass feature window and WC. To the second floor you are greeted by three double bedrooms and one single bedroom and family bathroom with four-piece suite. The outside of the property benefits from a low maintenance astro turf rear garden with patio area, laid to lawn front garden, garage with power and lighting and off road parking for multiple vehicles.

Located on the North side of Scarborough means the property offers excellent access to a wide range of amenities and attractions including a garage and Tesco express, North Cliff golf course, 'Alpamare' water park, open air theatre, a choice of pubs/ restaurants not to mention Scarborough North bay and the beach.

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



ROOMS

Entrance Hall

UPVC double glazed door to the front aspect, coving, textured ceiling, laminated laid wood style flooring, radiator, stairs to first floor landing and power points

Lounge/Diner

27'7" x 13'0"

UPVC double glazed window to the front aspect, coving, textured ceiling, three radiators, gas feature fireplace, TV point, telephone point and power points.

Kitchen

15'10" x 10'8"

UPVC double glazed window to the rear aspect, UPVC double door to the side aspect, tiled flooring, range of wall and base units with square top work surfaces, tiled splash back, radiator, space for tumble dryer, plumbing for washing machine, sink and drainer unit, integrated dishwasher, space for american style fridge/freezer, electric oven, electric hob, extractor hood, pantry housing boiler and power points.

Bedroom 1

9'6" x 11'8"

UPVC double glazed window to the side aspect, textured ceiling, radiator, TV point and power points.

En Suite

UPVC double glazed opaque windows to the side aspect, heated towel rail, tiled flooring, fully tiled walls, extractor fan and four piece suite comprising of fully tiled shower cubicle with shower, panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit.

Bedroom 2

15'5" x 11'2"

UPVC double glazed French doors to the rear aspect, single radiator and power points.

Downstairs WC

UPVC double glazed opaque window to the side aspect, radiator, fully tiled walls, under stairs cupboard housing meters and consumer unit, low flush WC and wash hand basin with vanity unit.

First Floor Landing

Stained glass feature window to the front aspect, coving, textured ceiling, radiator, stairs to second floor landing and power points.

First Floor Lounge

11'10" x 17'6"

UPVC double glazed window to the front aspect, two radiators, feature fireplace, TV point, telephone point and power points.

First Floor Dining Room

13'1" x 13'0"

UPVC double glazed window to the rear aspect, feature fireplace, coving radiator and power points.

First Floor Kitchen

13'6" x 11'8"

UPVC double glazed window to the rear aspect, lino flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

First Floor WC

UPVC double glazed opaque window to the side aspect, lino flooring and low flush WC.

Second Floor Landing

Storage cupboard housing boiler, radiator, power points and loft access with a fully boarded loft with power and lighting.

Bedroom 1

12'4" x 8'11"

UPVC double glazed window to the front aspect, textured ceiling, storage cupboard, radiator and power points.

Bedroom 2

12'5" x 8'11"

UPVC double glazed window to the rear aspect, textured ceiling, radiator, TV point and power points.

Bedroom 3

9'10" x 7'10"

UPVC double glazed window to the rear aspect, radiator and power points.

Bedroom 4

10'0" x 8'2"

UPVC double glazed window to the front aspect, textured ceiling, radiator and power points.

Bathroom

UPVC double glazed opaque window to the side aspect, coving, textured ceiling, heated towel rail, vinyl flooring, partially tiled walls, extractor fan, four piece suite comprising of: fully tiled shower cubicle with shower attachment, panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit and utility cupboard with plumbing for washing machine and space for tumble dryer.

Garden

Low maintenance garden with astro turf, patio area and side and rear entrances.

Garage

Roller doors and power and lighting.

Parking

Driveway with parking for multiple vehicles and double gate leading to driveway.

Agents Notes

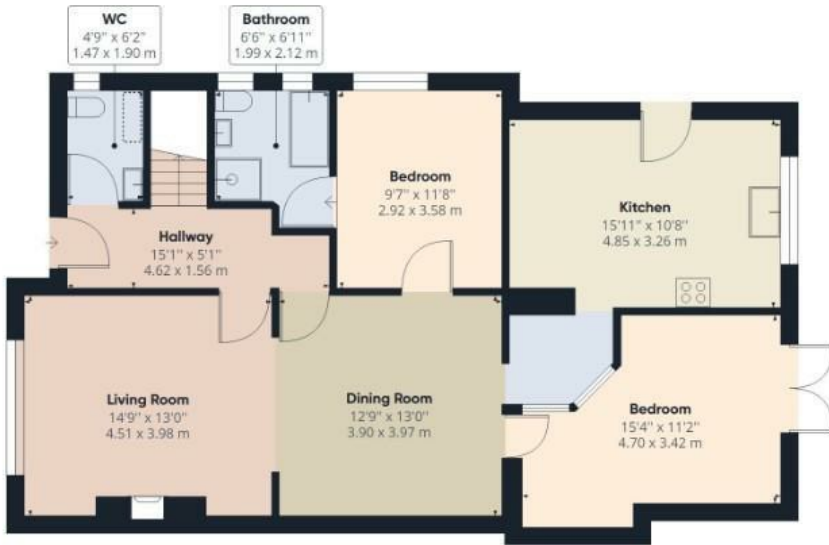
Council Tax- E

EPC- D

Freehold

House has two fuse boards and two boilers but only one set of meters.

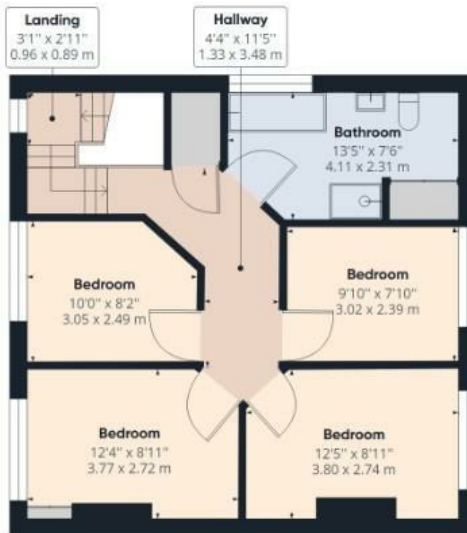




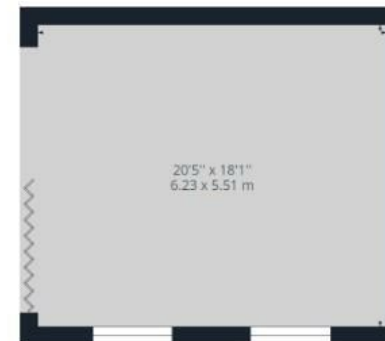
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2550.66 ft²
236.96 m²

Reduced headroom

3.33 ft²
0.31 m²

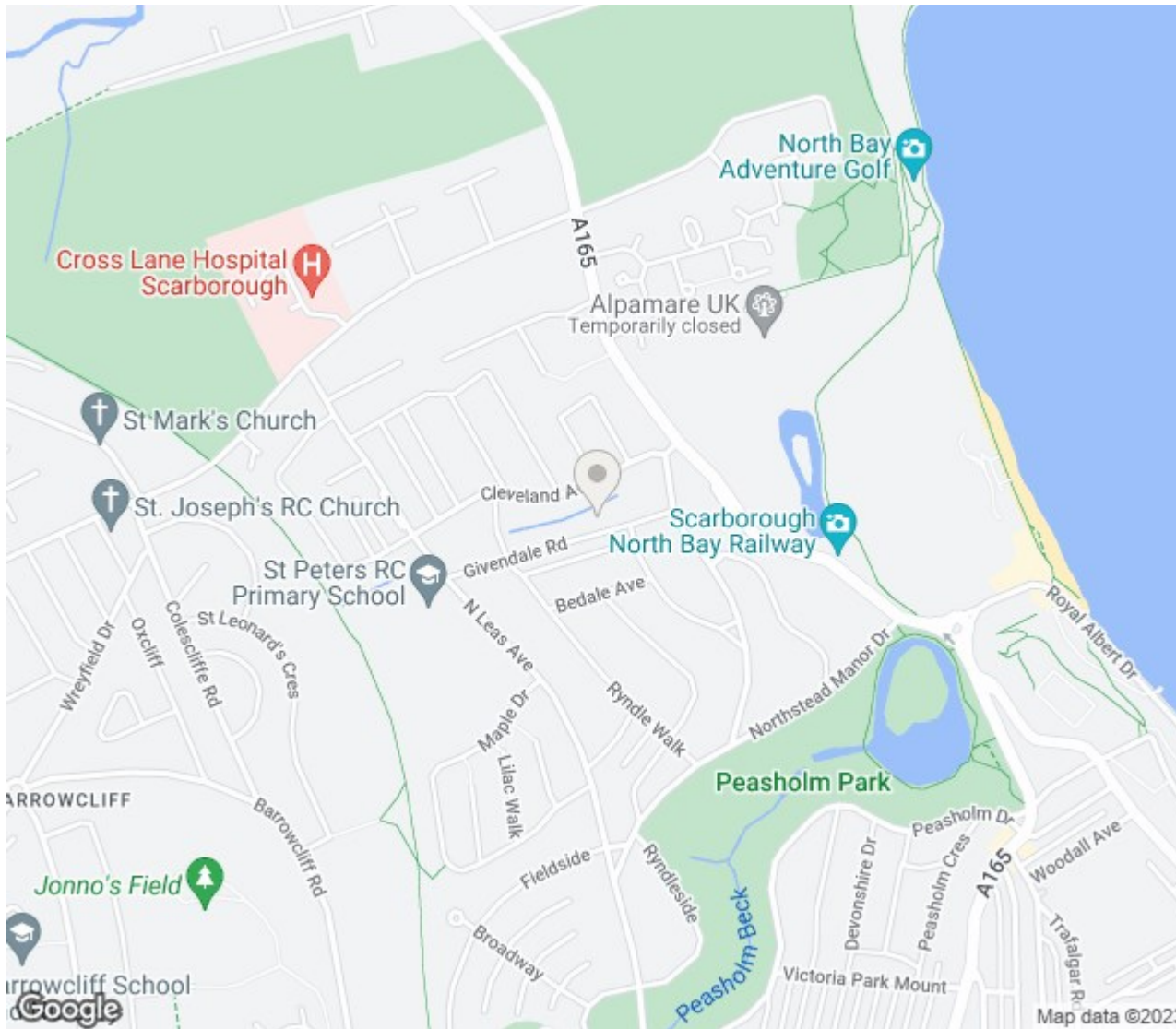
(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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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