



HUNTERS[®]

HERE TO GET *you* THERE

Sun Valley Road, Scarborough | Offers In Excess Of £210,000
Call us today on 01723 336760



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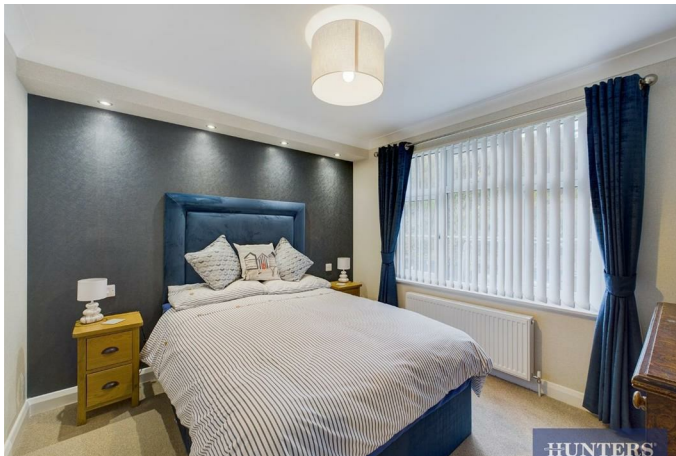
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Thinking of Selling?

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.

Entrance Hall
Two storage cupboards,
radiator, loft access and
power points.

Lounge
UPVC double glazed
windows to the front and side
aspects with field views,
radiator, electric feature
fireplace, TV point and power
points.

Dining Room
UPVC double glazed window
with field views to the side
aspect, radiator and power
points.

Kitchen
UPVC double glazed window
to the rear aspect, cupboard
housing boiler, laminated laid
wood style flooring, radiator,
range of wall and base units
with roll top work surfaces,
integrated washing machine,
integrated dishwasher, sink
and drainer unit, integrated
fridge/freezer, electric oven,
gas hob, extractor hood and
power points.

Bedroom 1
UPVC double glazed window
with field views to the front
aspect, coving, fitted
wardrobes, dressing room

area, radiator, TV point and
power points.

Bedroom 2
UPVC double glazed window
to the rear aspect, fitted
wardrobes, radiator, TV point
and power points.

En Suite
UPVC double glazed opaque
window to the rear aspect,
radiator, laminated laid wood
style flooring, partially tiled
walls, shaver point, extractor
fan and three piece suite
comprising of fully tiled
shower cubical with power
shower, low flush WC and
wash hand basin with vanity
unit.

Bathroom
UPVC double glazed opaque
window to the front aspect,
heated towel rail, laminated
laid wood style flooring,
partially tiled walls, extractor
fan and three piece suite
comprising of panel enclosed
bath with mixer taps and
shower attachment, low flush
WC and wash hand basin
with pedestal.

Agents Notes
Council Tax- A
EPC- TBC

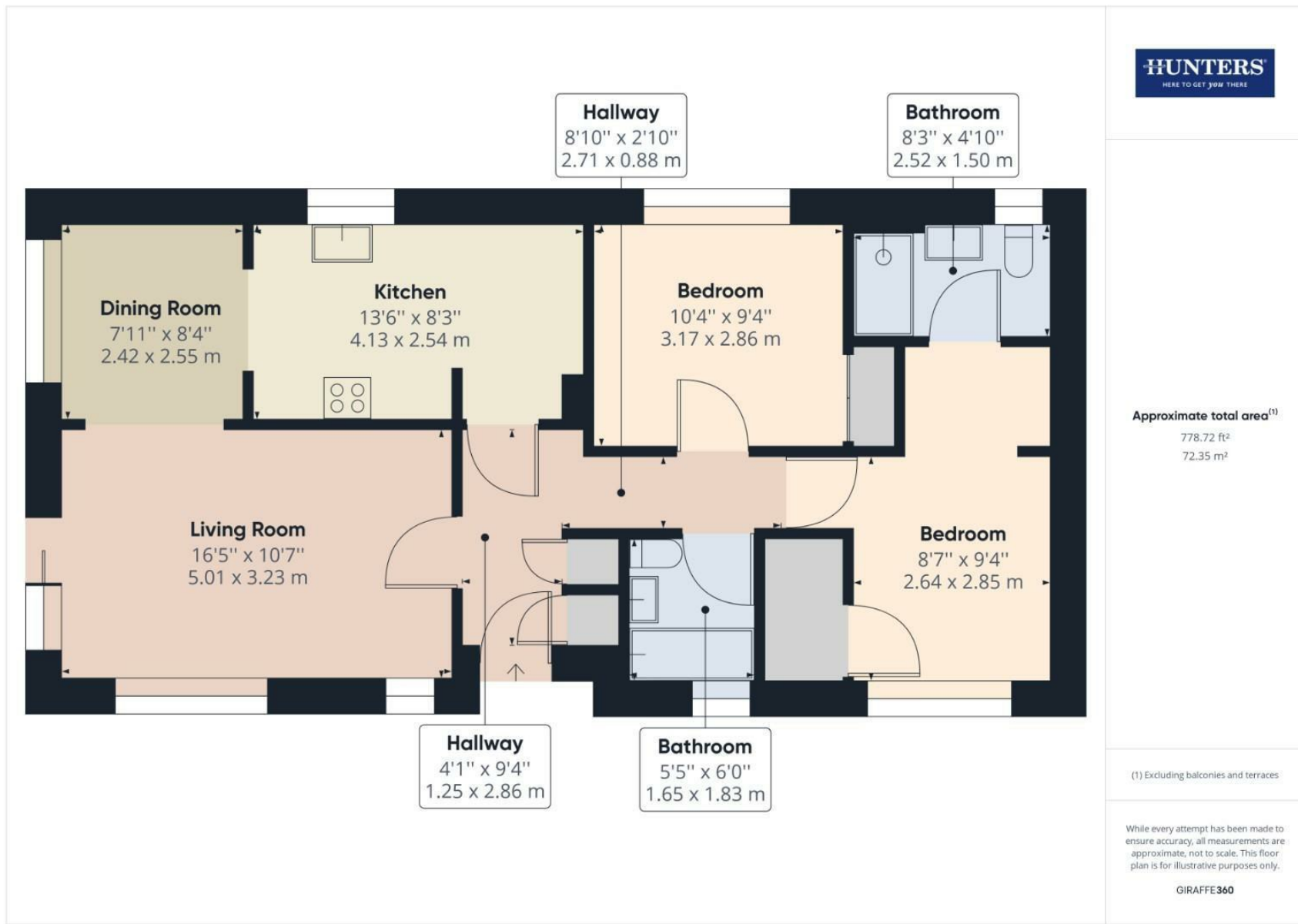
98 Years On Lease
Annual Ground Rent- £3,000

Hunters are delighted to bring to the market this IMMACULATE DETACHED retirement lodge situated in a HIGHLY SOUGHT AFTER PICTURESQUE LOCATION benefiting from TWO DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, PRIVATE rear GARDEN and OFF ROAD PARKING for TWO VEHICLES. Offering FAR REACHING VIEWS over SCARBOROUGH, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING this home creates the perfect HOLIDAY HOME or PERMANENT RESIDENCE and is not one to miss!

This well presented living accomodation briefly comprises: entrance hall with two storage cupboards and loft access, open plan lounge/dining area, fully fitted kitchen with integrated appliances, family bathroom and two double bedrooms the master benefiting from an ensuite and dressing area. To the outside you are welcomed with wrap around decking, well maintained gardens and off road parking for two vehicles.

Located on the North Side of Scarborough within the popular Sandybed area, the property is well placed for a wealth of amenities including local shops and schools including St. Augustine's Primary and Scarborough Sixth form College. Located nearby to a local bus route, a short distance from Falsgrave Park and Sandybed nature trail.

Call now to arrange a viewing to avoid disappointment!



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.

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