



**Lonsdale Road, Scarborough**  
YO11 2QY

**£425,000**





# Lonsdale Road, Scarborough

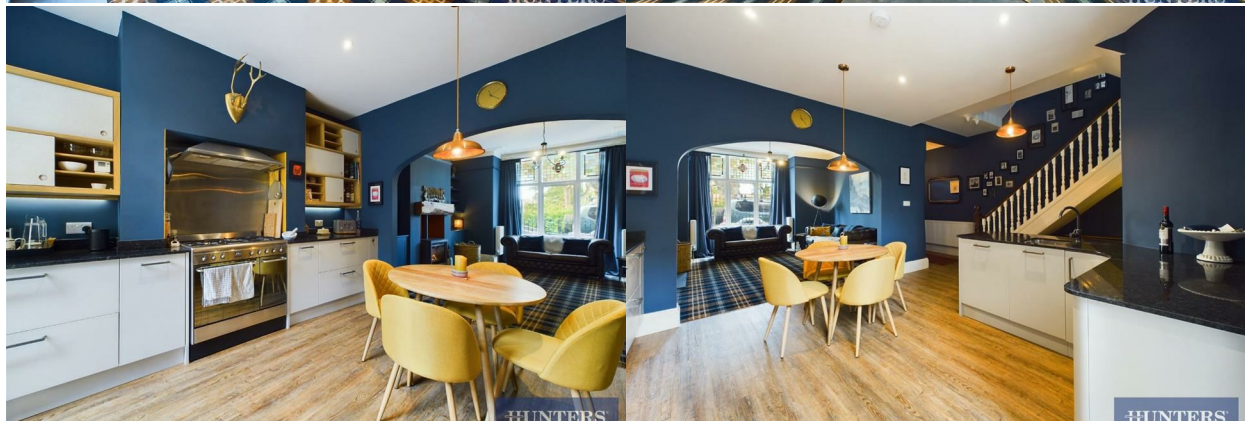
## DESCRIPTION

Hunters Exclusive are proud to bring to the market this IMMACULATE TERRACED FAMILY HOME offering A MULTITUDE OF CHARACTER throughout with FOUR BEDROOMS, LOG BURNER, THREE BATHROOMS and PRIVATE REAR COURTYARD. Benefitting from VICTORIAN FEATURES WITH A MODERN TWIST, UTILITY ROOM, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING making this the perfect property for a range of buyers.

This bright and spacious abode briefly comprises of: entrance vestibule leading to entrance hall, lounge with log burner and open archway to modern kitchen/diner with gas cooking range, spacious utility room and downstairs shower room. The first floor welcomes you with a second lounge/bedroom featuring built in shelving units, one double bedroom and family bathroom with three piece suite. The second floor greets you with a further two generously sized double bedrooms and a second shower room. To the outside of the property you are presented with a private rear patio yard.

Situated on the south side of Scarborough the property benefits from access to shops, restaurants and transport links in and out of town as well as only a short walk away from Scarborough beach and town centre. Located a short walk away from the Esplanade the property is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges.

Call the office today to arrange a viewing on this remarkable property!



# ROOMS

## Entrance Vestibule

Front door, paneling and coving.

## Entrance Hall

Vinyl flooring, coving, radiator, stairs to first floor landing and power points.

## Downstairs Shower Room

UPVC double glazed opaque window to the side aspect, spotlights, tiled flooring, fully tiled walls, extractor fan, heated towel rail and three piece suite comprising of: waterfall shower, low flush WC and wash hand basin with vanity unit.

## Lounge

UPVC double glazed window to the front aspect, alcove storage, picture rail, coving, two radiators, log burner and power points.

## Kitchen/Diner

UPVC double glazed French doors to the rear aspect, vinyl flooring, gas range cooker, range of wall and base units with square top work surfaces, tiled splash back, sink and drainer unit, integrated dishwasher, integrated fridge, extractor hood, telephone point, and power points.

## Utility Room

UPVC door to the side aspect, vinyl flooring, space for fridge/freezer, spotlights, range of base units with square top work surfaces, plumbing for washing machine, space for tumble dryer, sink and power points.

## First Floor Landing

Radiator and power points.

## Second Lounge/Bedroom

Two UPVC double glazed windows to the front aspect, coving, two radiators, spotlights, alcove storage and power points.

## First Floor Bathroom

UPVC double glazed opaque window to the rear

aspect, vinyl flooring, heated towel rail, shaver point, extractor fan and three piece suite comprising of: freestanding bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit.

## Bedroom

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

## Second Floor Landing

UPVC double glazed window to the rear aspect, radiator, loft access, power points and airing cupboard housing boiler and water tank.

## Bedroom

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

## Bedroom

UPVC double glazed window to the front aspect, two radiators and power points.

## Bathroom

Velux window, vinyl tiled flooring, heated towel rail, partially tiled walls, extractor fan and three piece suite comprising of: fully tiled walk in shower cubical with waterfall shower, low flush WC and wash hand basin with pedestal.

## Rear Yard

Low maintenance patio area with raised flower beds.

## Front Yard

Low maintenance front forecourt with Victorian tiles.

## Agents Notes

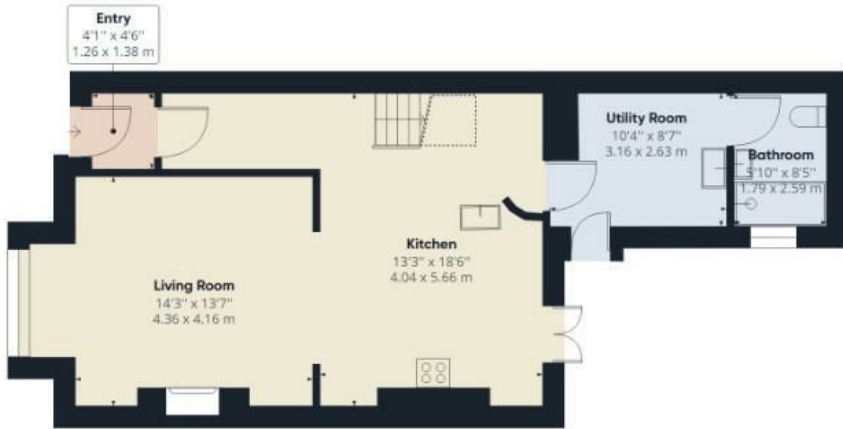
Council Tax- C

EPC- E

Freehold







Ground Floor



Floor 1



Floor 2

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

1705.29 ft<sup>2</sup>  
158.43 m<sup>2</sup>

**Reduced headroom**

15.08 ft<sup>2</sup>  
1.40 m<sup>2</sup>

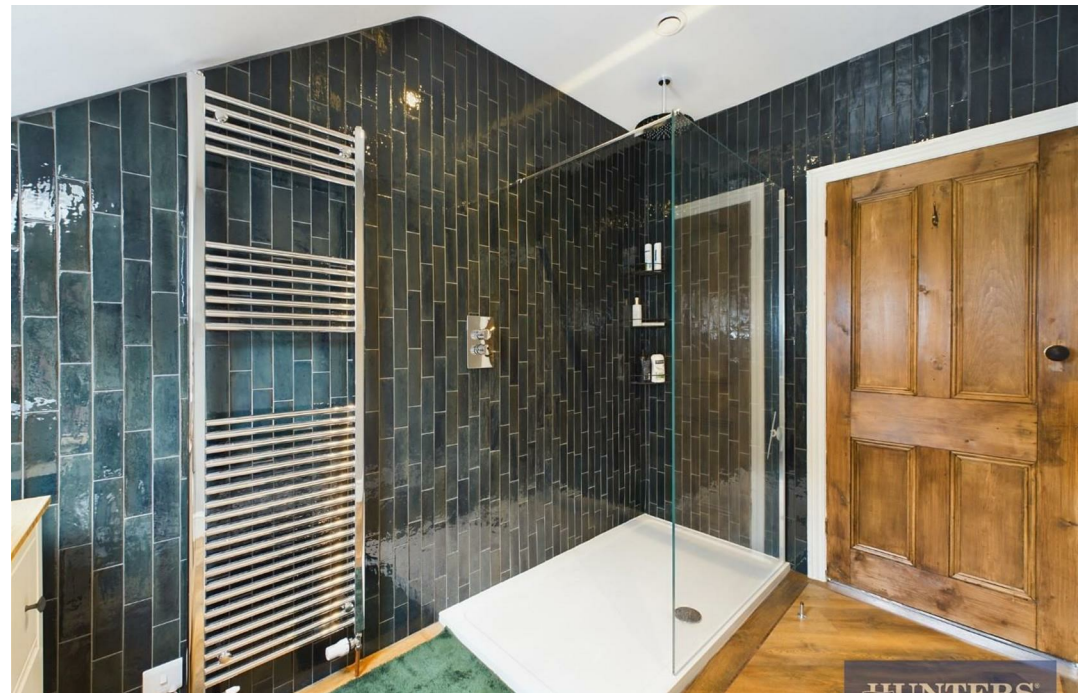
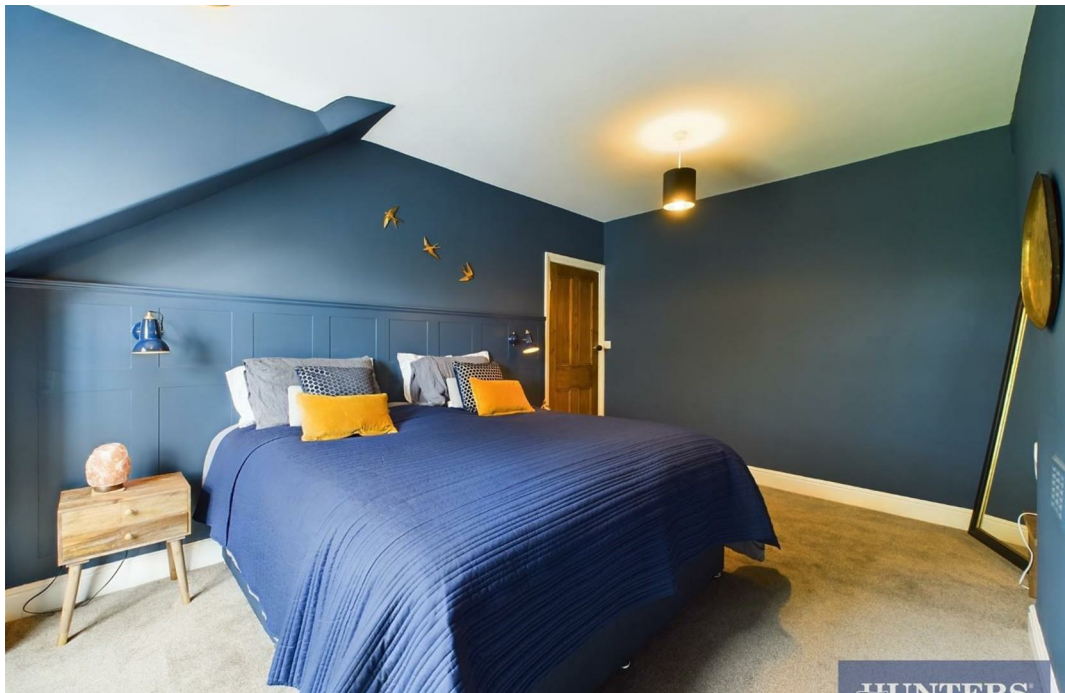
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

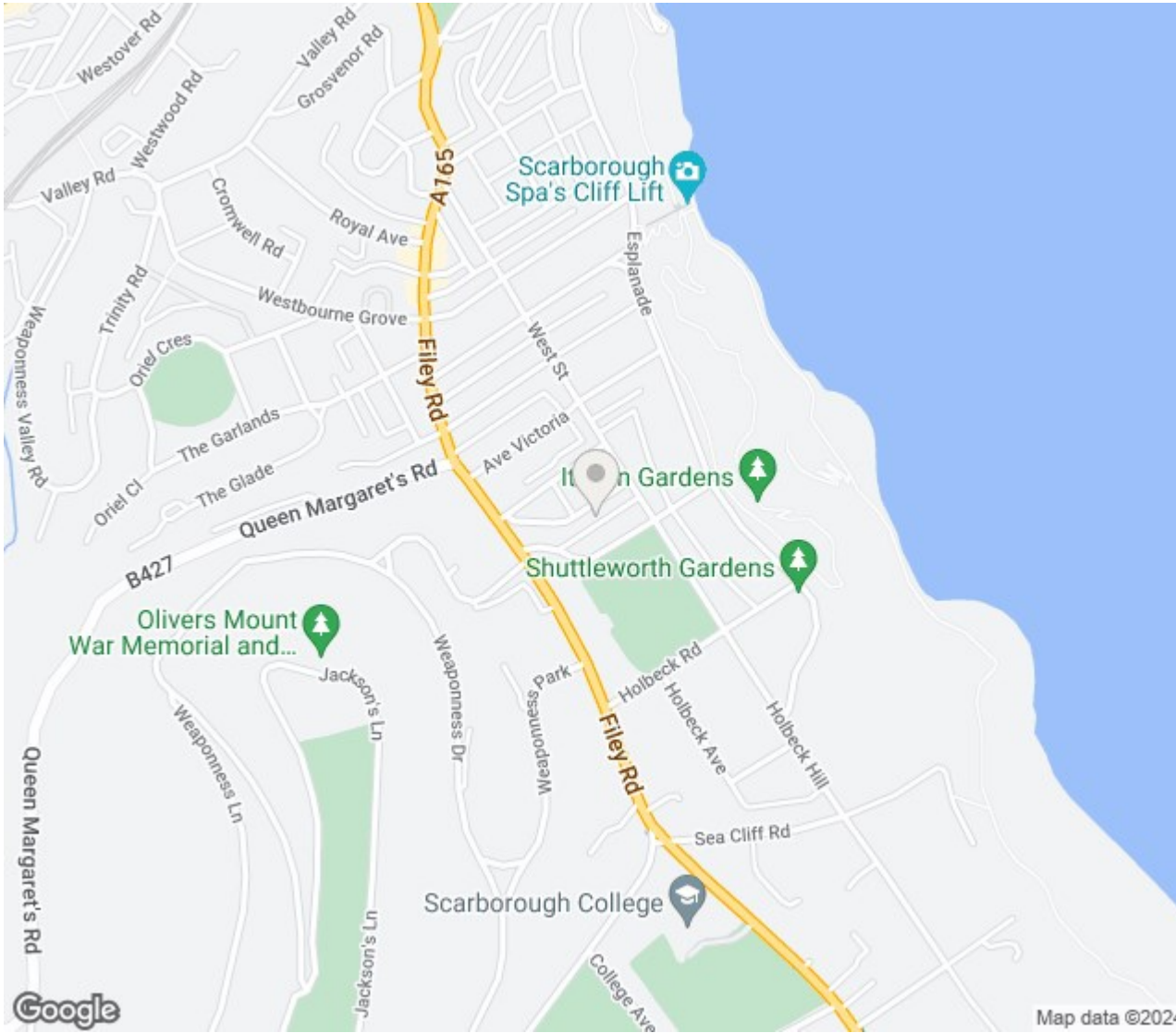
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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