



**Main Street, Scarborough**

, YO11 3RP

**Guide Price £350,000**



3



2



3



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Main Street, Scarborough

## DESCRIPTION

\*\*Viewing recommended to appreciate this property \*\*

Hunters Exclusive are proud to bring to the market this WELL PRESENTED DETACHED FAMILY HOME offering THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, MODERN KITCHEN and an ABUNDANCE OF CHARACTER THROUGHOUT. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, AMPLE OFF ROAD PARKING and DETACHED GARAGE creating the ideal property for a range of buyers.

This bright and airy abode briefly comprises of: entrance hall leading to main lounge with wood burning feature fireplace, second lounge/snug with feature ceiling beams, dining room with breakfast bar and feature fireplace, modern kitchen with integrated appliances and boiler room leading to downstairs WC. The first floor welcomes you with three generously sized double bedrooms, the master benefiting from En suite WC and family bathroom with four piece suite. To the outside you are presented with a laid to lawn rear garden with plant and shrub borders, two patio areas and stairs leading to parking area with electric gates, parking for multiple cars and detached garage.

Located in the sought after village of Cayton, this property is surrounded by a wide range of amenities such as shops, restaurants and direct transport routes into the nearby towns and villages, as well as being nearby to the picturesque Cayton Bay!

Call now to arrange a viewing!



# ROOMS

## Entrance Hall

UPVC door to the front aspect, art deco style tiled flooring, radiator, stairs to first floor landing and power points.

## Lounge

UPVC double glazed windows to the front and rear aspects, laminated laid wood style flooring, TV point, telephone point, feature wood burning fireplace, feature beams, radiator and power points.

## Second Living Room/Snug

UPVC double glazed windows to the front and rear aspects, laminated laid wood style flooring, TV point, feature beams, radiator and power points.

## Dining Room

UPVC double glazed window to the front aspect, laminated laid wood style flooring, breakfast bar, feature fireplace, feature beams, radiator and power points.

## Kitchen

UPVC double glazed window to the side aspect, UPVC stable style door to the side aspect, range of wall and base units with square top work surfaces, sink and drainer unit, integrated electric hob, integrated electric, integrated microwave, integrated fridge/freezer, extractor fan and power points.

## Downstairs WC

UPVC double glazed window to the side aspect, low flush WC and wash hand basin.

## Boiler Room

Boiler and radiator.

## First Floor Landing

UPVC double glazed windows to the rear aspect, laminated laid wood style flooring, radiator and power points.

## Bedroom

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

## Ensuite WC

Heated towel rail, low flush WC and wash hand basin with vanity unit.

## Bedroom

UPVC double glazed window to the front aspect, radiator, TV point and power points.

## Bedroom

UPVC double glazed window to the front aspect, feature beams, radiator and power points.

## Bathroom

UPVC double glazed opaque window to the front aspect, art deco style tiled flooring, feature beams, extractor fan, radiator and four piece suite comprising of: roll top stand alone bath with mixer taps, fully geo panelled shower with shower attachments, low flush WC and was hand basin with vanity unit.

## Garden

Mainly laid to lawn with plant and shrub borders, two patio areas one benefitting from Astro turf, outside tap, and stairs leading to parking area.

## Detached Garage

Up and over door and power and lighting.

## Parking

Electric gates, parking for multiple cars and electric charge points.

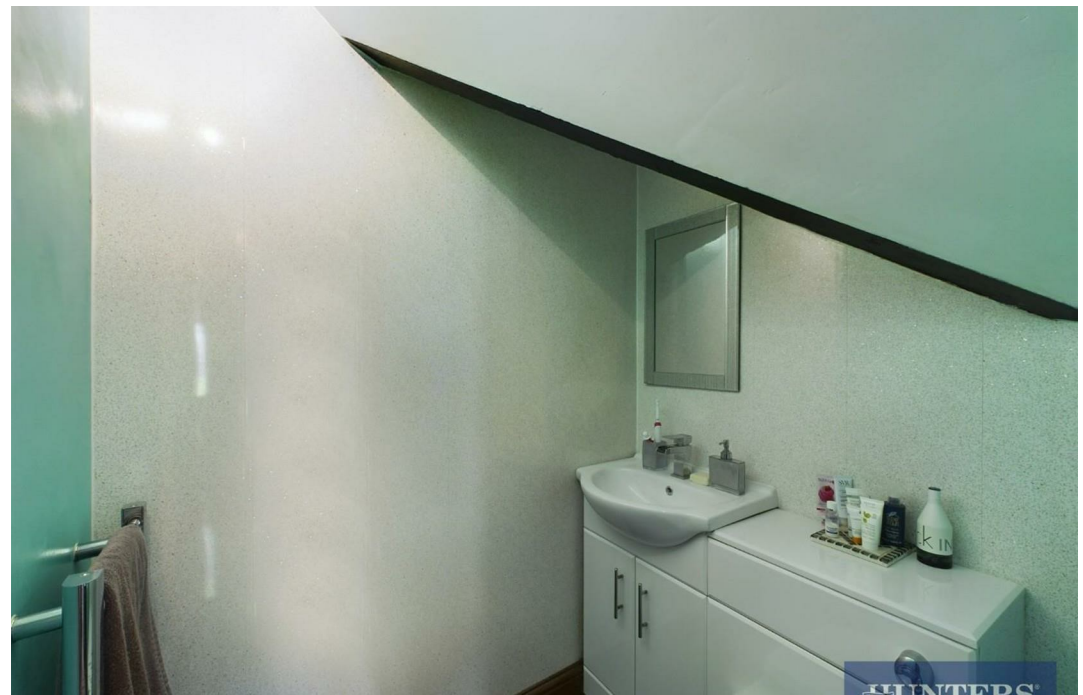
## Agents Notes

Council Tax- D

EPC- TBC

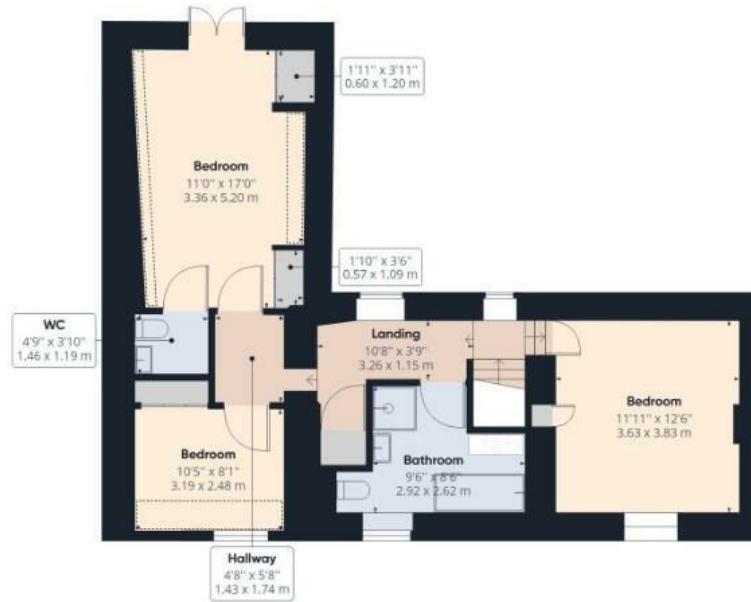
Freehold

There is a public footpath from the main street up to the church running along the side of the garden wall/boundary.





Ground Floor



Floor 1

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

1255.46 ft<sup>2</sup>

116.64 m<sup>2</sup>

**Reduced headroom**

55.81 ft<sup>2</sup>

5.18 m<sup>2</sup>

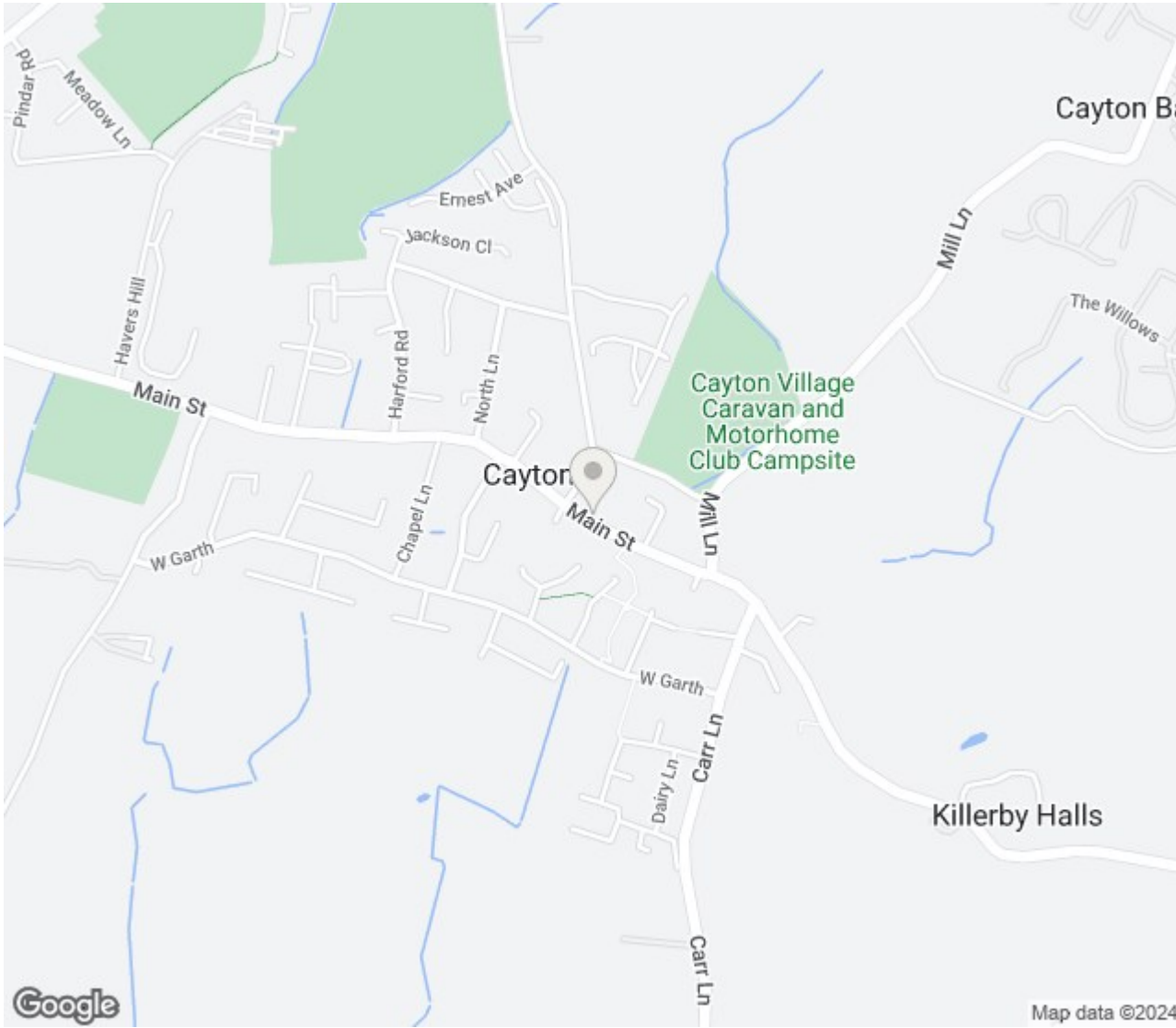
(1) Excluding balconies and terraces

 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



