



The Oval, Scarborough

Yorkshire, YO11 3AP

Offers Over £365,000



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HUNTERS[®]
EXCLUSIVE

The Oval, Scarborough

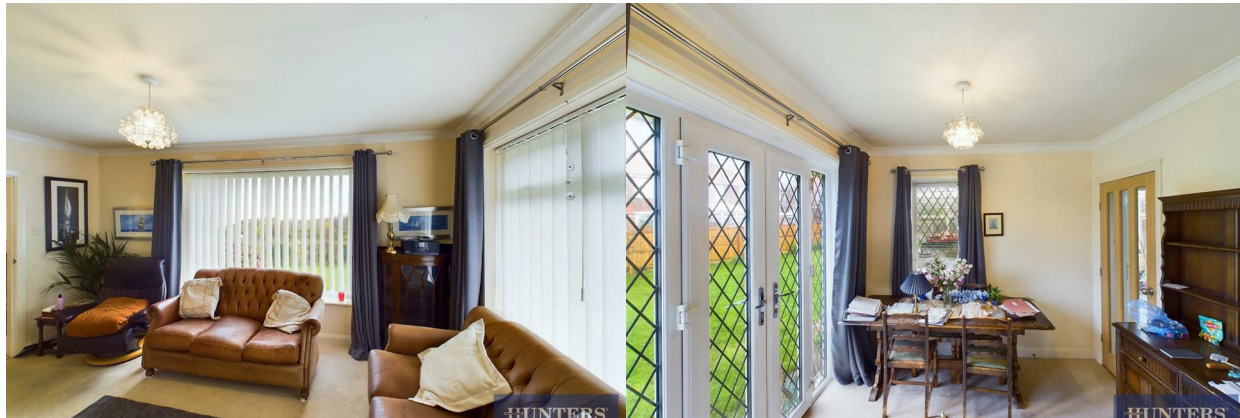
DESCRIPTION

Hunters Exclusive are pleased to bring to the market this WELL PRESENTED detached bungalow located on a HIGHLY SOUGHT AFTER Cul-de-sac benefiting from THREE DOUBLE BEDROOMS, SPACIOUS KITCHEN and LARGE GARDENS APPROXIMATELY 1/4 OF AN ACRE. Offering SEA VIEWS and UPVC DOUBLE GLAZING throughout this home is not one to miss!

This fantastic bungalow briefly comprises: entrance hall, lounge/diner with sea and field views, fully fitted kitchen, conservatory, three double bedrooms with fitted wardrobes and family bathroom with four piece suite. To the outside of the property you are presented with a large wrap around garden and off road parking.

Being located in South Cliff/Osgodby area means the property offers good access to a range of amenities and attractions including local Cayton Bay beach and the Cleveland Way (ideal for walkers) plus this lovely home is also on a regular bus route into Scarborough. Several schools are within walking distance - St Martins and Wheatcroft Community Primary Schools, and (independent school) Scarborough College - as well as Scarborough TEC. Also being located close to the beautiful Cornelian Bay the property will be of particular interest to families, couples and possibly as a holiday home/ investment.

Call now to arrange a viewing!



ROOMS

Conservatory

UPVC double glazed windows to the front, side and rear aspect, UPVC double glazed door to the front aspect, UPVC double glazed French doors to the rear aspect, tiled flooring, space for washing machine, space for tumble dryer, space for fridge/freezer and power points.

Kitchen

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

Hallway

UPVC double glazed French doors to side aspect with sea views, coving, loft access, radiator, telephone point and power points.

Lounge

UPVC double glazed windows to side and rear aspects with sea views and field views, coving, radiators, working fireplace, TV point and power points.

Dining room

UPVC double glazed doors to the rear aspect, UPVC double glazed windows to the rear and side aspect and power points.

Bedroom 1

UPVC double glazed bay window to front aspect, coving, radiator, fitted wardrobes and power points.

Bedroom 2

UPVC double glazed window to side aspect, coving, fitted storage, radiator and power points.

Bedroom 3

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

Bathroom

UPVC double glazed opaque window to the side aspect, heated towel rail, tiled flooring, partially tiled walls, extractor fan and four piece suite comprising of: fully tiled walk in shower with rainfall shower and shower attachment, low flush WC, bidet and wash hand basin.

Garden

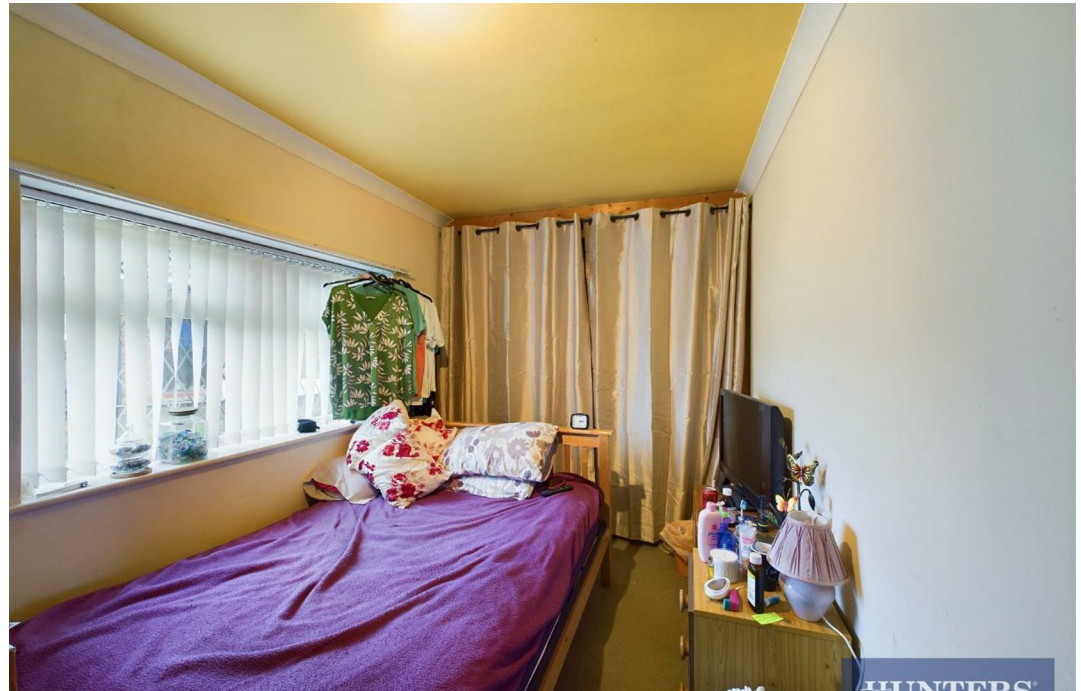
Wrap around large mainly laid to lawn garden approximately 1/4 of an acre and views of Filey brigg and Cayton bay.

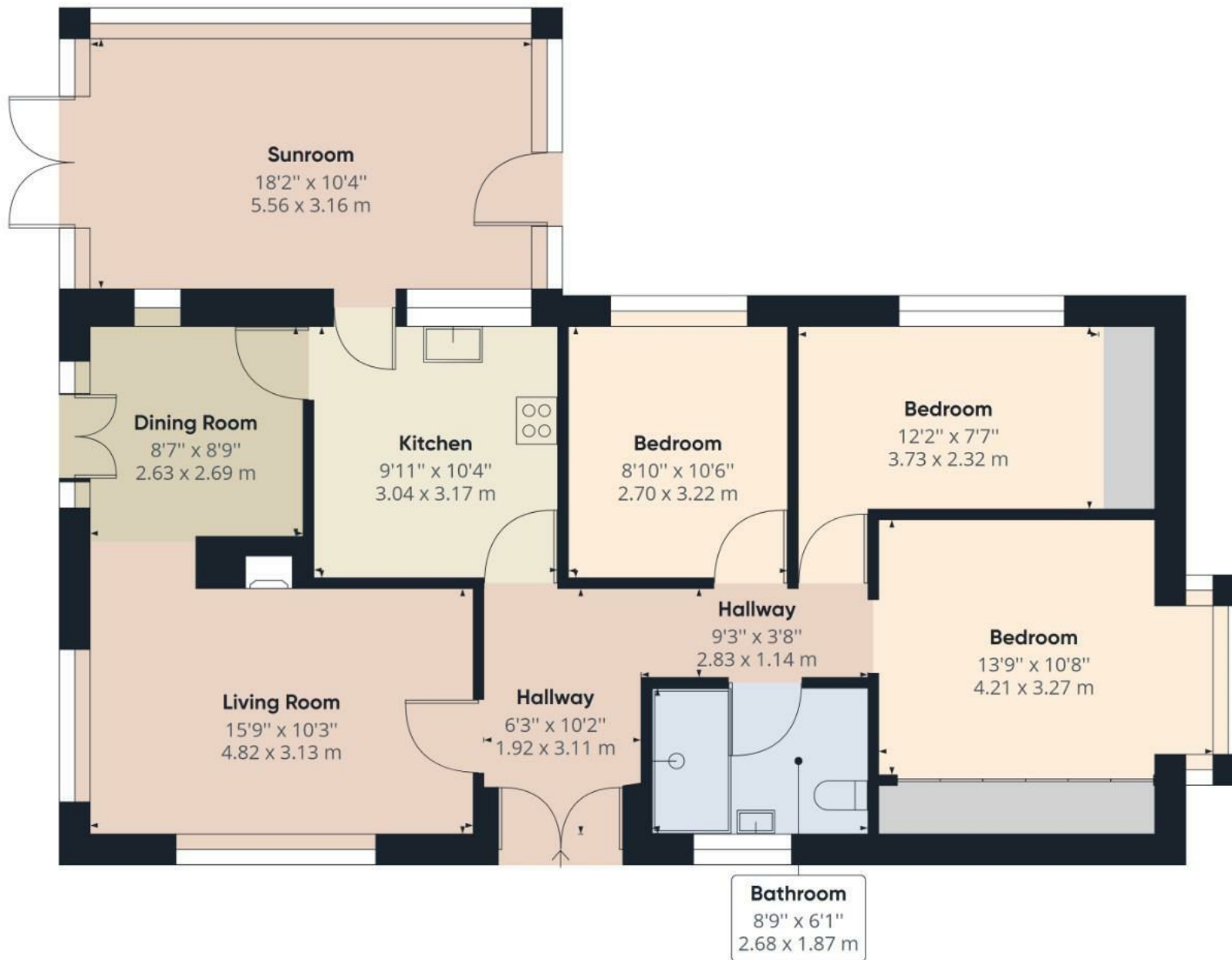
Agents Notes

Council Tax- D

EPC- D

Freehold





Approximate total area⁽¹⁾

1125.87 ft²

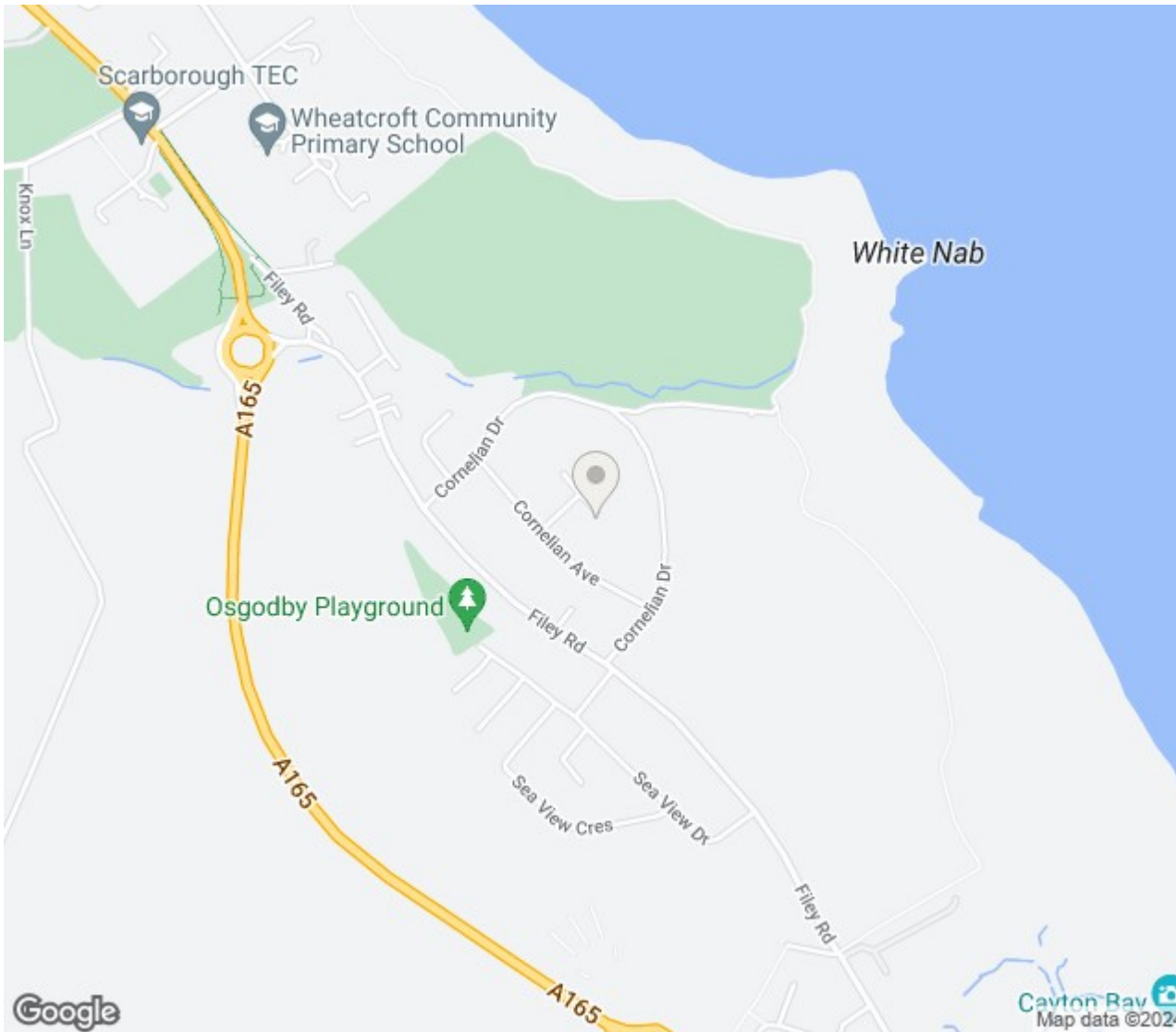
104.60 m²

(1) Excluding balconies and terraces

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) A		
(81-91) B		80
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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