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 **HUNTERS**<sup>®</sup>

# Sea Holly Lane, Middle Deepdale, Scarborough

## Offers In The Region Of £230,000



Hunters are pleased to bring to the market this WELL PRESENTED SEMI DETACHED home located in the HIGHLY SOUGHT AFTER Middle Deepdale development offering THREE BEDROOMS all with fitted wardrobes, MODERN INTERIOR, DOWNSTAIRS UNDERFLOOR HEATING and EN SUITE. Benefiting from OFF ROAD PARKING for TWO VEHICLES and MAINLY LAID TO LAWN REAR GARDEN this property is perfect for a RANGE OF BUYERS including COUPLES, FAMILIES and INVESTORS.

This wonderful house briefly comprises: entrance hall, downstairs WC, open plan modern kitchen/diner and lounge with French doors to the rear aspect. To the first floor of the property you are presented with a family bathroom and three bedrooms, the master benefiting from an ensuite. The outside welcomes you with a mainly laid to lawn rear garden and driveway to the front offering parking for two vehicles.

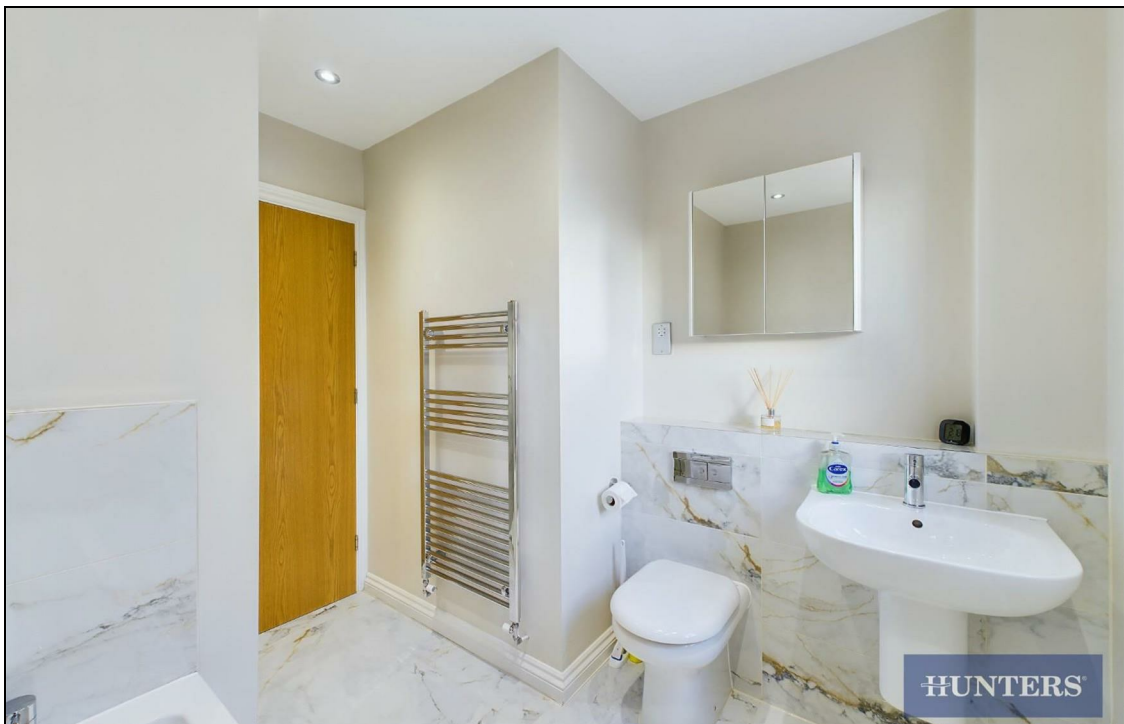
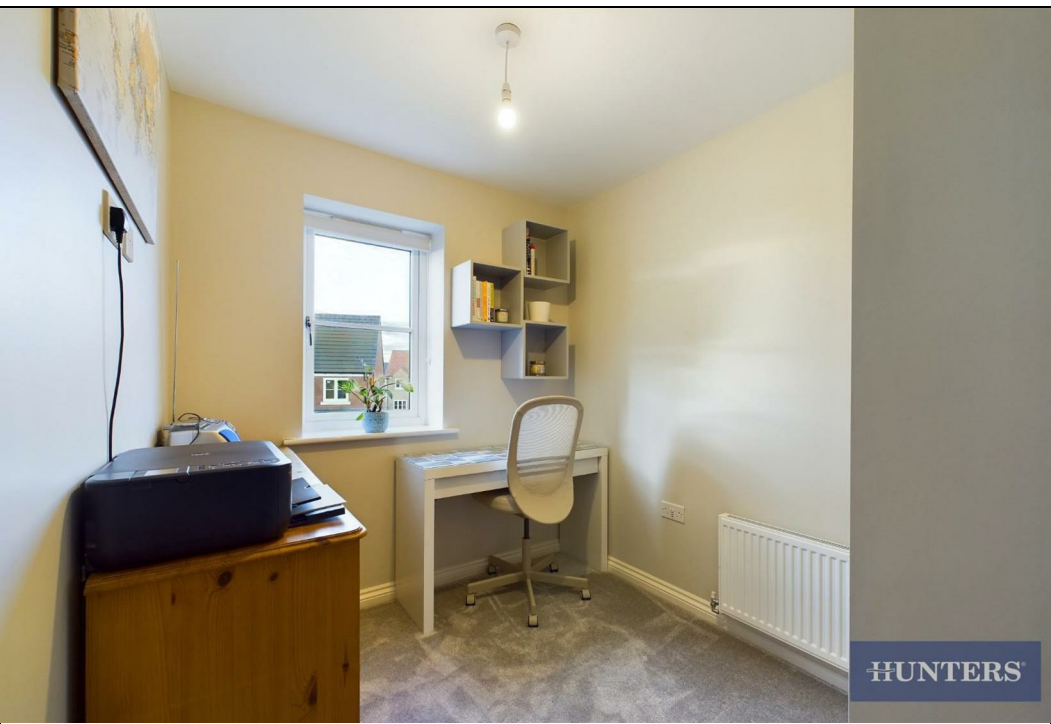
Situated with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links with a bus stop into town located near by and a short journey to Cayton Bay.

A viewing would be highly recommended to appreciate this property.

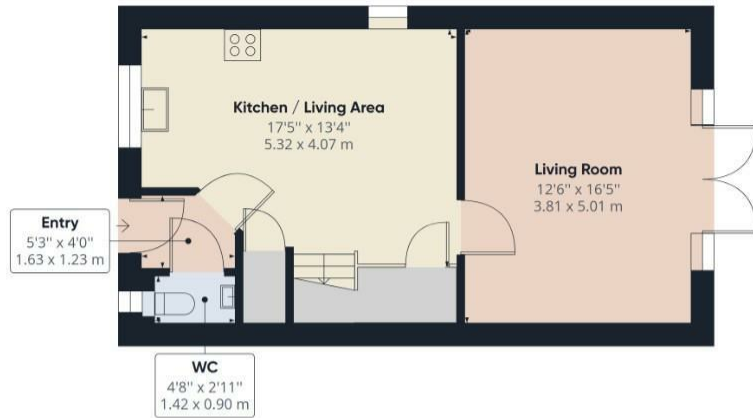
## KEY FEATURES

- Semi detached home
- Three Bedrooms
- En suite to the master bedroom
  - Rear Garden
  - Off road parking
  - EPC: B
- Access to local amenities
- Downstairs Underfloor Heating

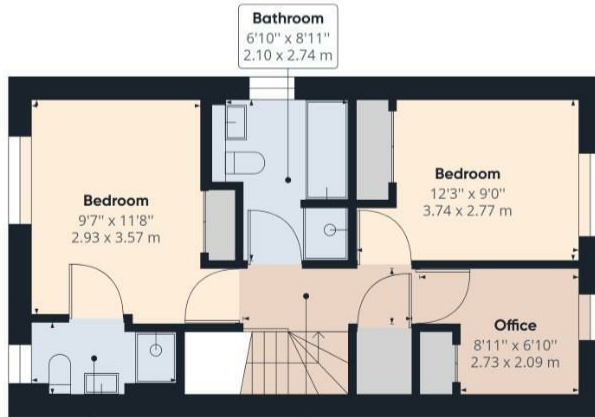








Ground Floor



Floor 1

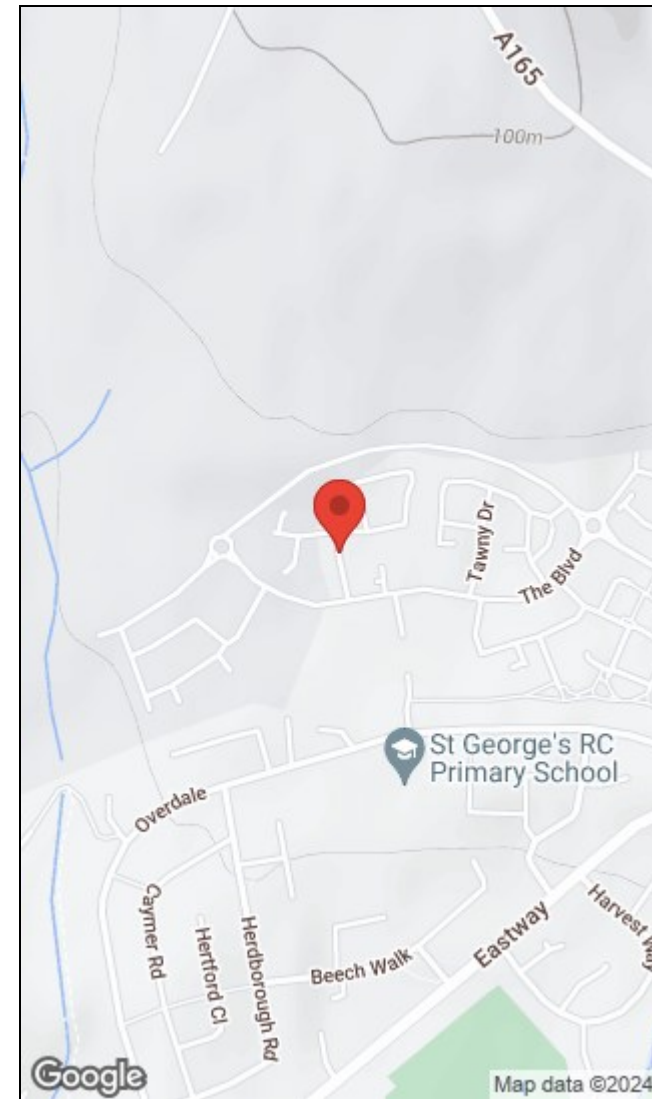


Approximate total area<sup>(1)</sup>  
 947.48 ft<sup>2</sup>  
 88.02 m<sup>2</sup>

(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 Efficiency Rating	
Current	Potential
83	100
Very energy efficient - lower running costs (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> Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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> Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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