



**Vicarage Close, Scarborough**  
YO12 4QS

**Offers In Excess Of**  
**£290,000**





# Vicarage Close, Scarborough

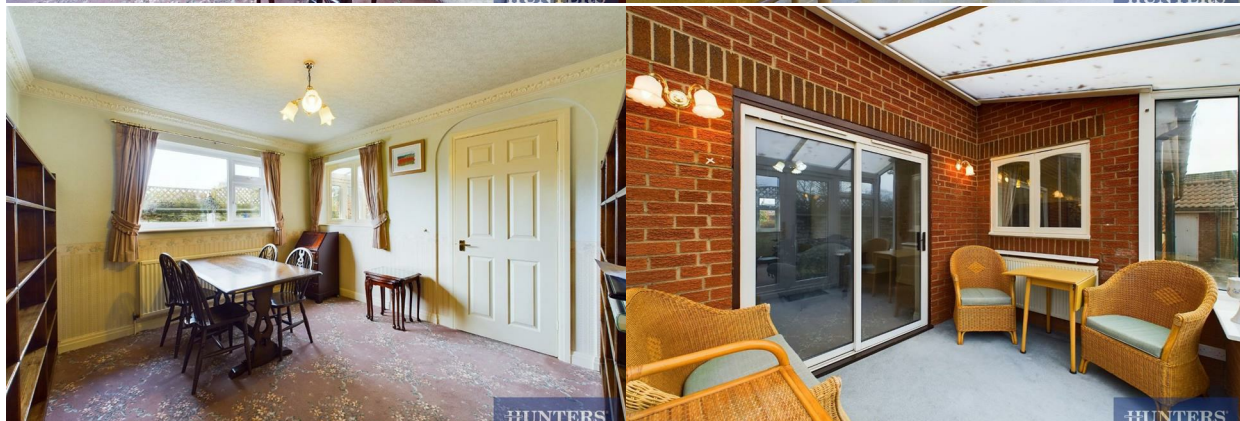
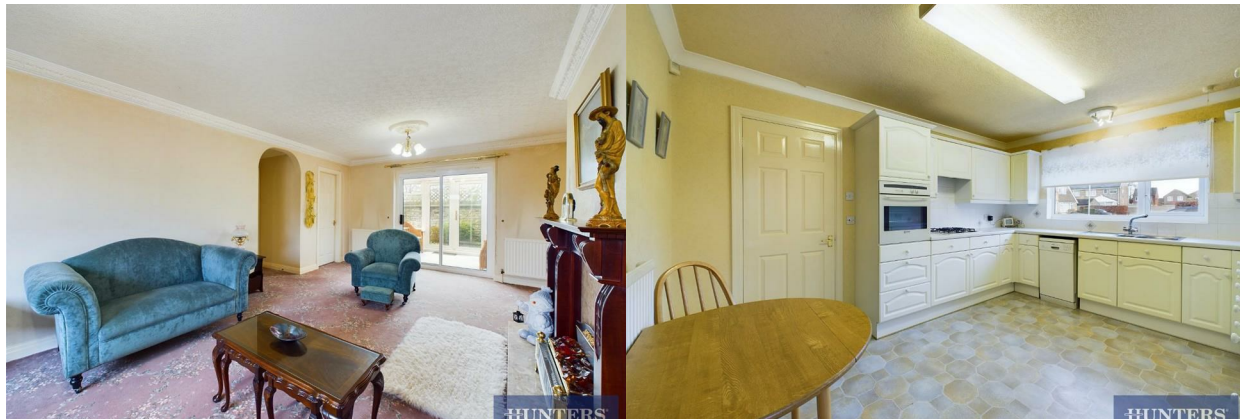
## DESCRIPTION

Hunters Exclusive are proud to bring to the market this SPACIOUS DETACHED BUNGALOW offering TWO/THREE BEDROOMS, LOW MAINTENANCE FRONT AND REAR GARDENS and CONSERVATORY. Benefitting from OFF ROAD PARKING, GARAGE, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING making this the ideal home for a range of buyers.

This bright and airy abode briefly comprises of: entrance vestibule leading to hall way with ample storage, generously sized living room with feature fireplace, kitchen with space for dining, dining room/potential bedroom, conservatory, two double bedrooms, master benefitting from En suite WC and dressing room and family bathroom with three piece suite. To the outside of the property you are welcomed by low maintenance front and rear gardens, off road parking and garage to the front.

Located in the sought after village of Seamer, the house affords excellent access to a wealth of amenities and attractions including a supermarket, a highly regarded junior school, a sports club and playing fields, along with a fish and chip shop and a popular public house/restaurant. Seamer benefits from a highly convenient railway service providing easy access to Scarborough, York and beyond. There is also an efficient bus service and the A64 trunk road, is only 2 miles away.

Internal viewings are highly recommended!



# ROOMS

## Entrance Vestibule

UPVC double glazed door to the front aspect, coving and textured ceiling.

## Hall

Coving, airing cupboard, storage cupboard, radiator, power points and loft access leading to fully boarded loft with pull down ladder and lighting.

## Lounge

UPVC double glazed windows to the front and side aspects, UPVC double glazed sliding doors to the rear aspect, coving, textured ceiling, three radiators, electric feature fireplace, two TV points, telephone point and power points.

## Dining Room/Third Bedroom

UPVC double glazed window to the rear aspect, double glazed wooden window to the side aspect, coving, textured ceiling, radiator and power points.

## Kitchen

UPVC double glazed window to the front aspect, lino flooring, coving, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for dishwasher, sink and drainer unit, integrated fridge, integrated electric oven, integrated gas hob and power points.

## Utility Room

UPVC double glazed window to the side aspect, UPVC double glazed barn door to the side aspect, lino flooring, boiler, coving, range of wall and base units with roll top work surfaces, space for washing machine and power points.

## Conservatory

UPVC double glazed windows to the front and rear aspects, UPVC double glazed French doors to the rear aspect, corrugated roof, wall mounted sconces, radiator and power points.

## Bedroom

UPVC double glazed window to the rear aspect, coving, textured ceiling, fitted wardrobe, fitted dressing table, fitted chest of drawers, radiator, telephone point, TV point and power points. Dressing room comprising of: UPVC double glazed opaque window to the side aspect, radiator and fitted wardrobes.

## Ensuite WC

UPVC double glazed opaque window to the rear aspect, radiator, coving, textured ceiling, tiled back splash, low flush WC and wash hand basin with vanity unit.

## Bedroom

UPVC double glazed window to the front aspect, coving, textured ceiling, radiator and power points.

## Bathroom

UPVC double glazed opaque window to the rear aspect, coving, textured ceiling, radiator, lino flooring fully tiled walls and three piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

## Front Garden

Low maintenance graveled front garden with flower beds.

## Rear Garden

Low maintenance rear garden, patio area, outside tap, outside lights and side entrance.

## Garage

Up and over door, water & Belfast sink, power and lighting.

## Parking

Parking on driveway for two vehicles.

## Agents Notes

Council Tax- E

EPC- D

Freehold







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>†</sup>  
1329.9 ft<sup>2</sup>  
123.55 m<sup>2</sup>

Excluding balconies and terraces

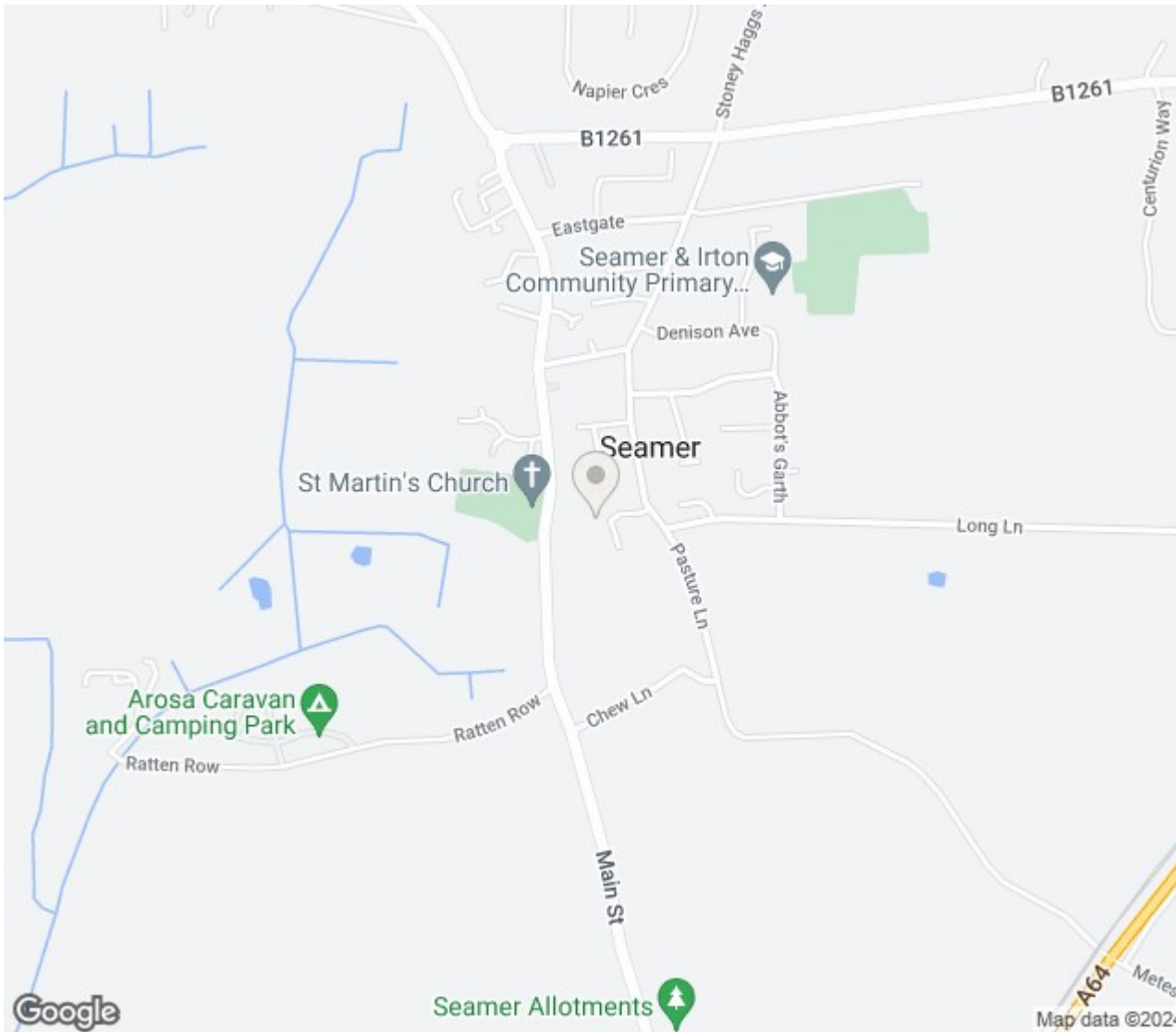
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.

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