



Killerby Cliff, Scarborough

, YO11 3NR

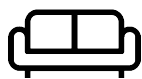
Asking Price £375,000



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EXCLUSIVE

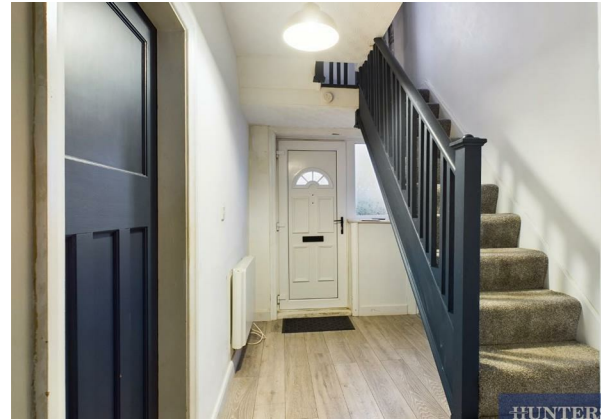
Killerby Cliff, Scarborough

Hunters EXCLUSIVE are PROUD to bring to the market this WELL PRESENTED DETACHED DORMER BUNGALOW located on a private road comprising of a SELECT FEW houses that RARELY come to the market. Offering PANORAMIC SEA VIEWS, FOUR/FIVE BEDROOMS, UTILITY ROOM, LOW MAINTENANCE REAR GARDEN, OUTSIDE SHOWER ROOM and HOT TUB AREA and benefiting from AMPLE OFF ROAD PARKING creating the perfect HOLIDAY HOME or PERMANENT RESIDENCE by the SEA!

This fantastic house briefly comprises: entrance hall with stairs to the first floor landing, lounge with SEA VIEWS and French doors leading to the front garden, fully fitted kitchen with pantry space, utility/sunroom, dining room which has the potential to be a fifth bedroom and downstairs bedroom. To the first floor you are presented with three bedrooms and family bathroom. The outside welcomes you with a low maintenance rear garden with sea views, hot tub area, outside shower room and driveway to the front providing ample off road parking.

Being situated in close proximity to the highly sought after village of Cayton you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work.

This is not one to miss, call now to arrange a viewing!



ROOMS

Entrance Hall

UPVC double glazed window to front aspect, laminated laid wood style flooring, radiator, stairs to first floor landing and power points.

Lounge

UPVC double glazed window to front aspect with sea views, UPVC double glazed patio doors, coving, electric feature fireplace, TV point and power points.

Kitchen

Window to rear aspect, door to rear aspect, laminated laid wood style 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, electric hob, extractor hood and power points.

Pantry

Power points.

Utility Room/ Sunroom

UPVC double glazed windows to rear and side aspects, door to side aspect, plumbing for washing machine and space for tumble dryer.

Downstairs Bedroom

UPVC double glazed window to front aspect with sea views, UPVC double glazed door to front aspect, radiator and power points.

Dining room/ bedroom

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

First floor landing

UPVC double glazed window to side aspect with sea views, airing cupboard and loft access.

Bedroom

UPVC double glazed window to front aspect with sea views, radiator and power point.

Bedroom

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

Bedroom

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

Bathroom

UPVC double glazed window to side aspect, radiator, part tiled walls, three piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit, shaver point and extractor fan.

Outside shower room

UPVC double glazed windows to side and front aspects, walk in shower cubicle, low flush WC, wash hand basin with pedestal and extractor fan.

Garden

Low maintenance rear garden with sea views, patio area, outside lights, outside tap and hot tub area with power and lighting.

Parking

Ample off road parking for multiple vehicles.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding;D





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Approximate total area[®]

1249.33 ft²
116.07 m²

Reduced headroom

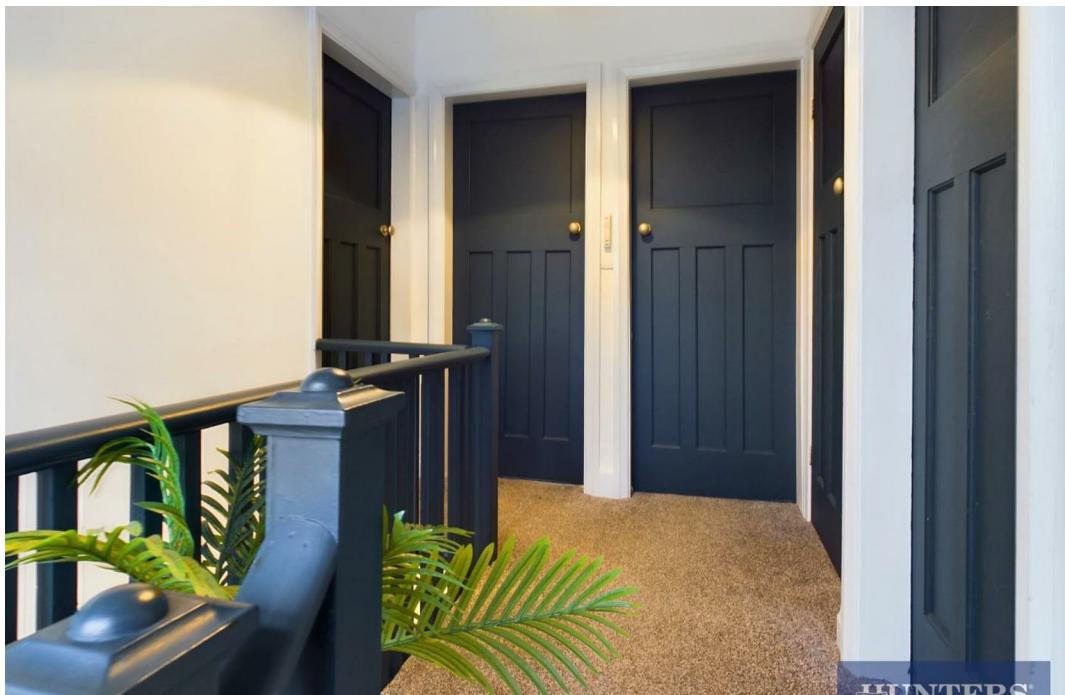
38.36 ft²
3.56 m²

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.

GIRAFFE 360



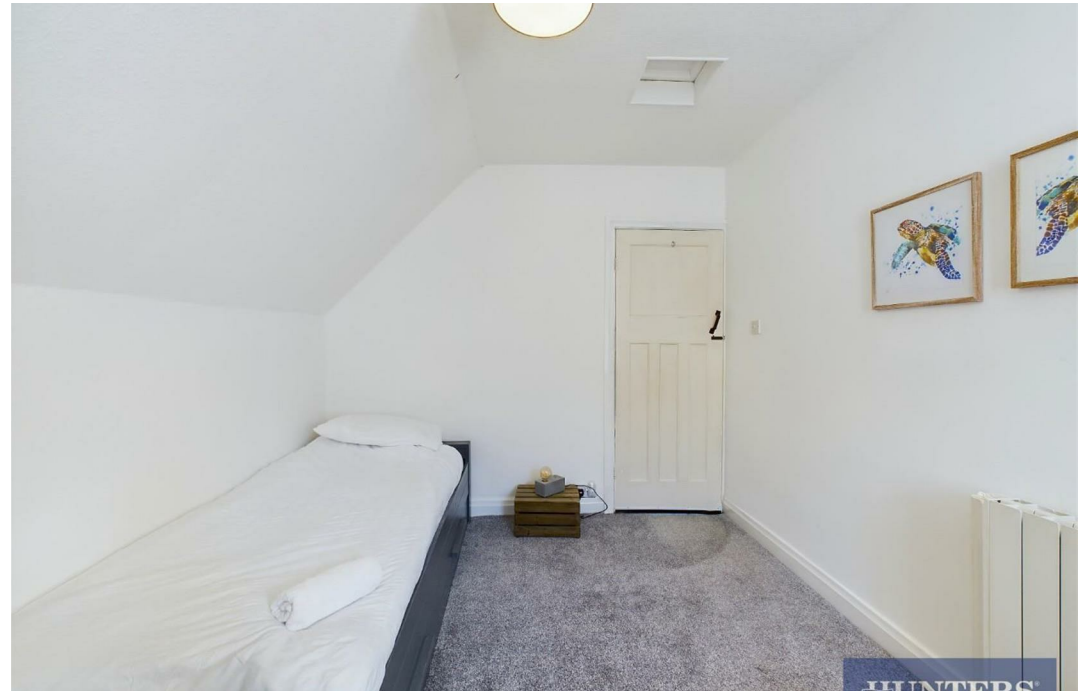
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ENERGY PERFORMANCE CERTIFICATE

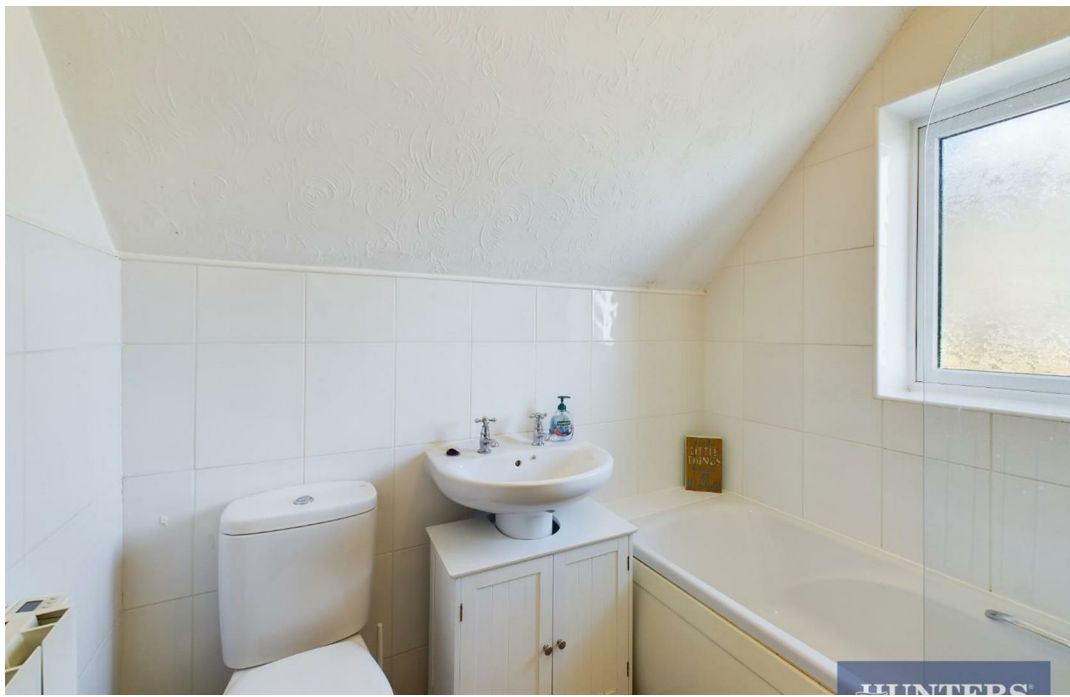
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | scarborough@hunters.com

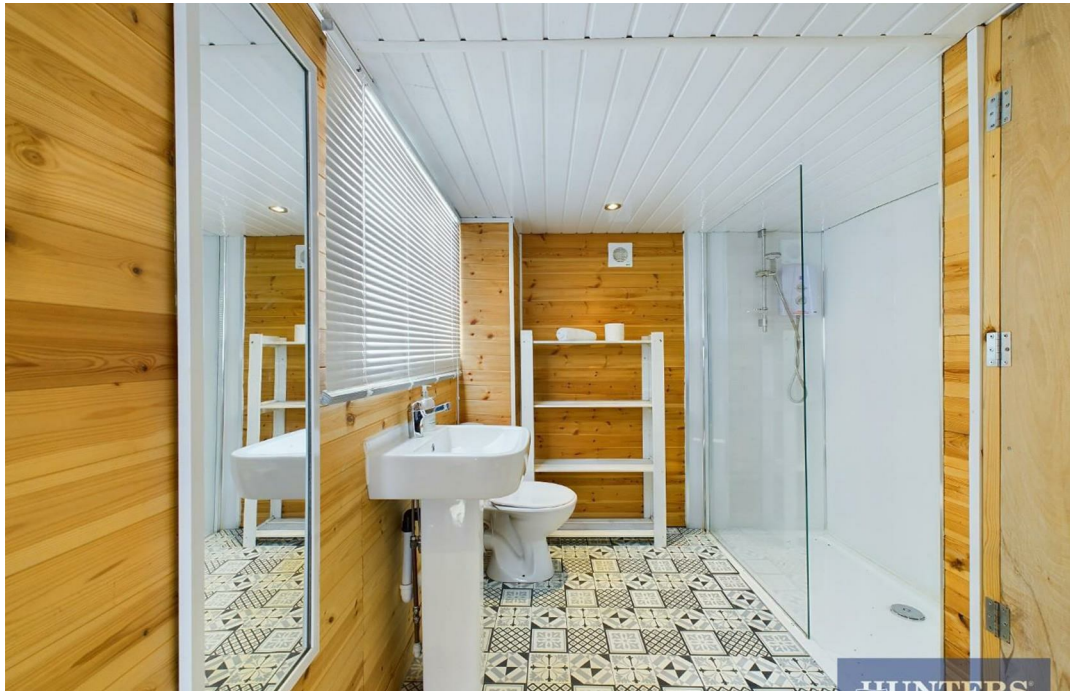




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