



**Queen Elizabeth Drive, Scarborough**  
YO13 0SR

**Offers In Excess Of**  
**£390,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Queen Elizabeth Drive, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to bring to the market this BEAUTIFUL DETACHED HOME offering FOUR BEDROOMS, TWO BATHROOMS, LARGE REAR GARDEN, DOUBLE GARAGE, LARGE REAR GARDEN and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, MODERN INTERIOR and GOOD SIZE CONSERVATORY this is the ideal home for a range of buyers including couples and families.

This bright and airy abode briefly comprises of: entrance hall leading to a large living room with French doors leading to the conservatory, modern fitted kitchen, utility room, dining room and downstairs WC. To the first floor you are presented with four generous size bedrooms, master benefitting from En suite shower room and family bathroom with three piece suite. To the outside rear of the property you are greeted by laid to lawn rear garden with patio area, greenhouse, shed and off road parking. To the front of the property you are welcomed by a laid to lawn front garden.

Situated in the locally renowned Scalby area, the property benefits from having excellent access to a wide range of amenities including local shops, popular drinking and eating establishments, as well as near by countryside walks along Scalby beck.

The North side of Scarborough offerers excellent access to attractions including a garage and Tesco express, North Cliff golf course, 'Alpamare' water park, open air theatre, a choice of pubs/ restaurants not to mention Scarborough North bay and the beach.

Call the office now to arrange a viewing as this property is certainly not one to miss!



# ROOMS

## Entrance Hall

UPVC door to the front aspect, laminated laid wood style floor, understairs cupboard, radiator, power points and stairs to the first floor landing.

## Downstairs WC

Vinly flooring, radiator, low flush WC, wash hand basin with pedestal and extractor fan.

## Living Room

UPVC double glazed window to the front aspect, coving, UPVC double glazed sliding doors to the conservatory, log burner, radiator, power points, TV point and telephone point.

## Dining Room

UPVC double glazed window to the front aspect, coving, radiator, telephone point, power point.

## Kitchen

UPVC double glazed window to the rear aspect, tiled flooring, radiator, spotlights, range of wall and base units with roll top surfaces, tiled splash back, sink and drainer unit, space for fridge and freezer, electric oven, electric hob, extractor hood and power points.

## Utility Room

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, sink and drainer unit, radiator and power points.

## Conservatory

UPVC double glazed window to the side and rear aspect, UPVC double glazed doors to the side aspect, tiled flooring, TV points and power points.

## First Floor Landing

Coving, radiator, loft access and power points.

## Bedroom 1

UPVC double glazed windows to the front aspect, coving, radiator, telephone point and power points.

## En Suit

UPVC double glazed opaque window to the front aspect, heated towel rail, vinyl flooring, paneled fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, extractor fan and shaver points.

## Bedroom 2

UPVC double glazed window to the front aspect, built in cupboard, coving, radiator, TV points and power points.

## Bedroom 3

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

## Bedroom 4

UPVC double glazed window to the rear aspect, coving, radiator and power points

## Bathroom

UPVC double glazed opaque window to the rear aspect, vinyl flooring, low flush WC, wash hand basin with pedestal, part tiled walls and shaver point and three piece bathroom suit comprising of panel enclosed bath with mixer tap.

## Front Garden

Mainly laid to lawn with plant and shrub borders, path leading to the side and rear of the property.

## Rear Garden

Mainly laid to lawn with plant and shrub boarders, greenhouse, shed, patio area, outside tap, outside lights and side entrance.

## Garage

Double electric doors, power and lighting.

## Parking

Spaces for two vehicles

## Agent Notes

Council Tax- C

EPC- C

Freehold

HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service





















## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            | <b>69</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 |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### 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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