



## Stoney Hags Road, Scarborough

- Semi-Detached
- Modern Fitted Kitchen
- Decking Area
- EPC: D
- Two Bedrooms
- Large Front & Rear Garden
- No Onward Chain
- Council Tax B

**Offers In The Region Of £170,000**



**Tenure: Freehold**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Stoney Hags Road, Scarborough

## DESCRIPTION

Hunters are pleased to bring to the market this BRIGHT and AIRY END TERRACE property situated in the HIGHLY SOUGHT AFTER VILLAGE OF SEAMER offering TWO DOUBLE BEDROOMS and MODERN FITTED KITCHEN. This desired abode benefits from NO ONWARD CHAIN, LARGE REAR GARDEN, OPEN FIELD VIEWS and OFF STREET PARKING to the rear creating the perfect home for a range of buyers including COUPLES, FAMILIES and INVESTORS.

This fantastic living accommodation briefly comprises of: entrance hall leading to inviting lounge and modern fitted kitchen. To the first floor you are presented with two generous size bedrooms and family bathroom. To the outside of the property you are welcomed with laid to lawn front and rear gardens with the rear garden benefiting from a shed, seated decking area and incredible field views along with parking for two vehicles.

Located in the popular village of Seamer, there are excellent local amenities nearby including a supermarket, take away food outlets, a primary school and well regarded restaurants and pubs. Excellent road transport links provide easy access to Scarborough and the main A64 York road. There is also a small railway station serving the York line a short drive / bus ride away.

Call the office now to arrange a viewing!





HUNTERS



HUNTERS



HUNTERS



HUNTERS





Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
675.88 ft<sup>2</sup>  
62.79 m<sup>2</sup>

(1) Excluding balconies and terraces

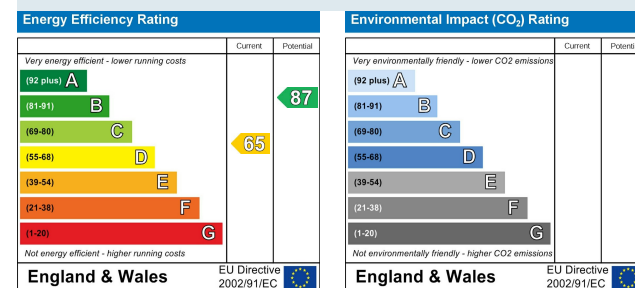
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



**HUNTERS**  
HERE TO GET YOU THERE