



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

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**HUNTERS**<sup>®</sup>

## Beacon Drive, Eastfield

£209,950

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

Hunters are proud to bring to the market this WELL PRESENTED DETACHED HOME located in the SOUGHT AFTER development Middle Deepdale comprising THREE BEDROOMS, TWO BATHROOMS, LARGE GARDEN and OFF ROAD PARKING. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING throughout this home would create the perfect FAMILY HOME and is NOT ONE TO MISS.

This fantastic living accommodation briefly comprises: entrance hall with stairs to the first floor landing, downstairs WC, fully fitted modern kitchen with French doors to the rear garden and lounge. To the first floor you are presented with family bathroom and three bedrooms, the master benefiting from an ensuite. The outside welcomes you with a mainly laid to lawn rear garden and car port.

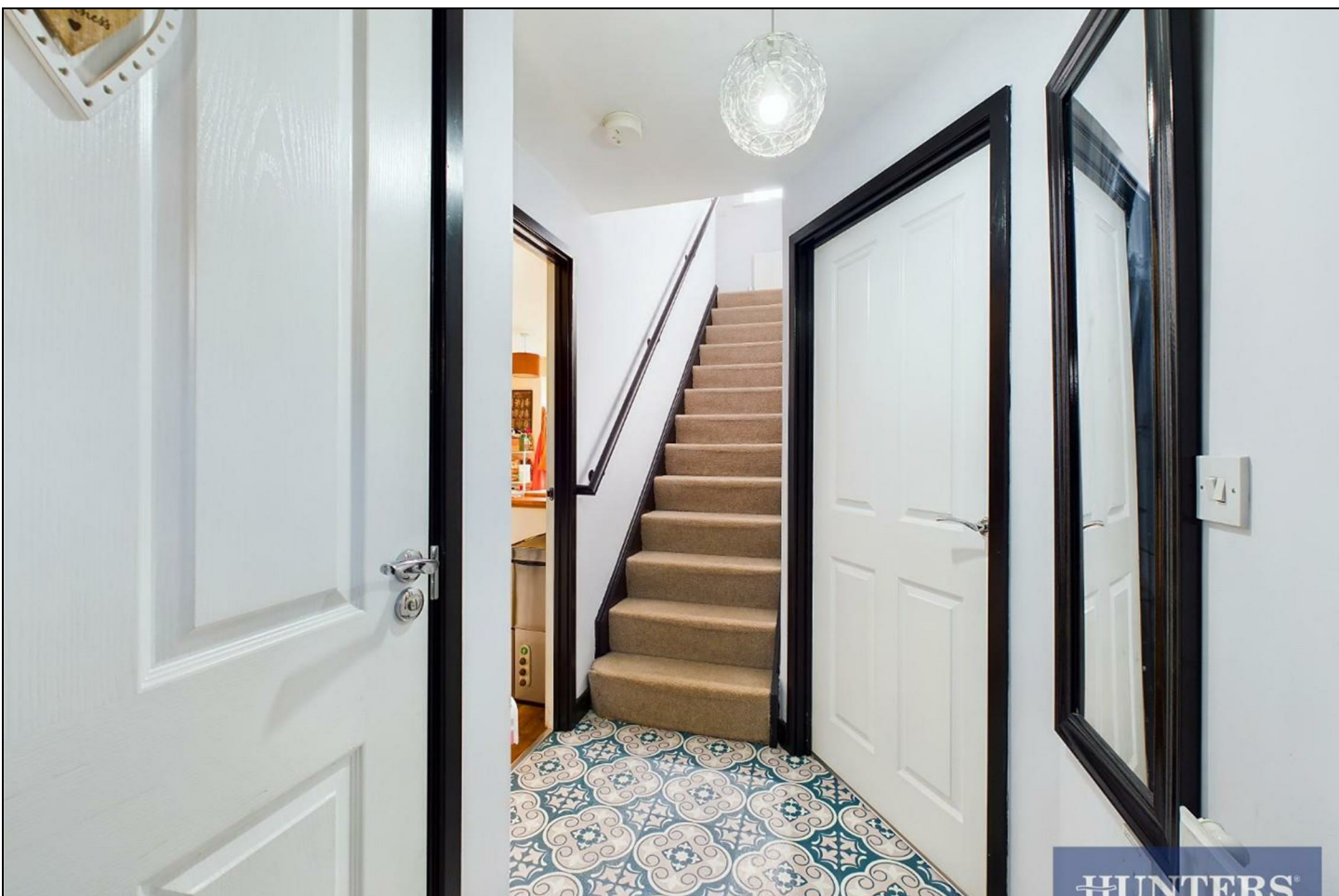
This lovely house forms part of the sought after development known as Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea.

We believe this property will not be on the market for long, call not to arrange a viewing.



## KEY FEATURES

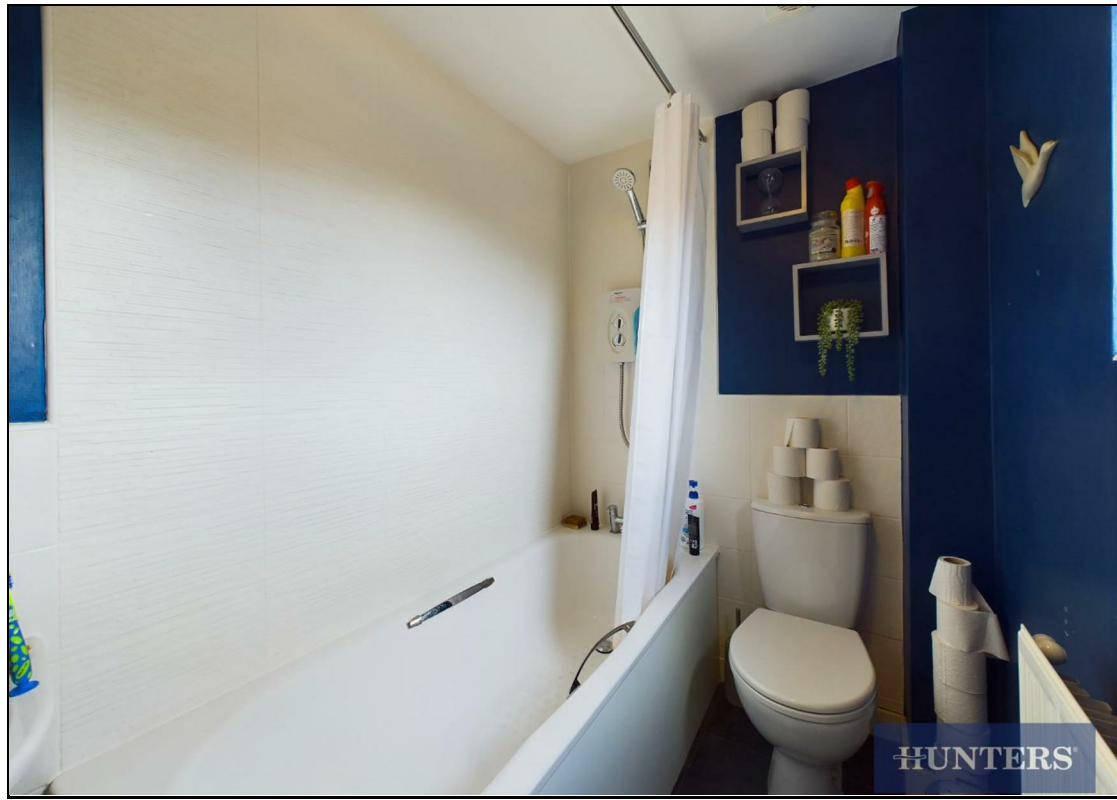
- Detached house
- Three bedrooms
  - Ensuite
- Fully fitted kitchen
- Mainly laid to lawn rear garden
  - Off road parking
  - EPC: B
- Access to local amenities
- Newbuild development







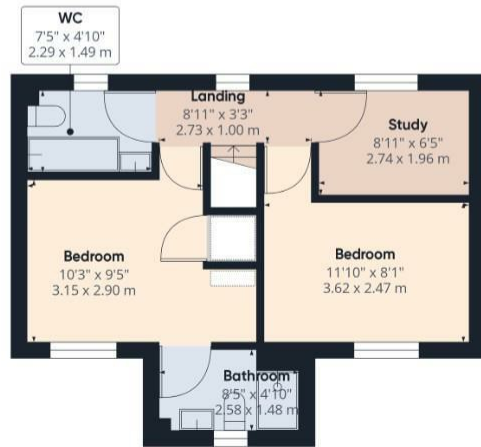








Ground Floor



Floor 1

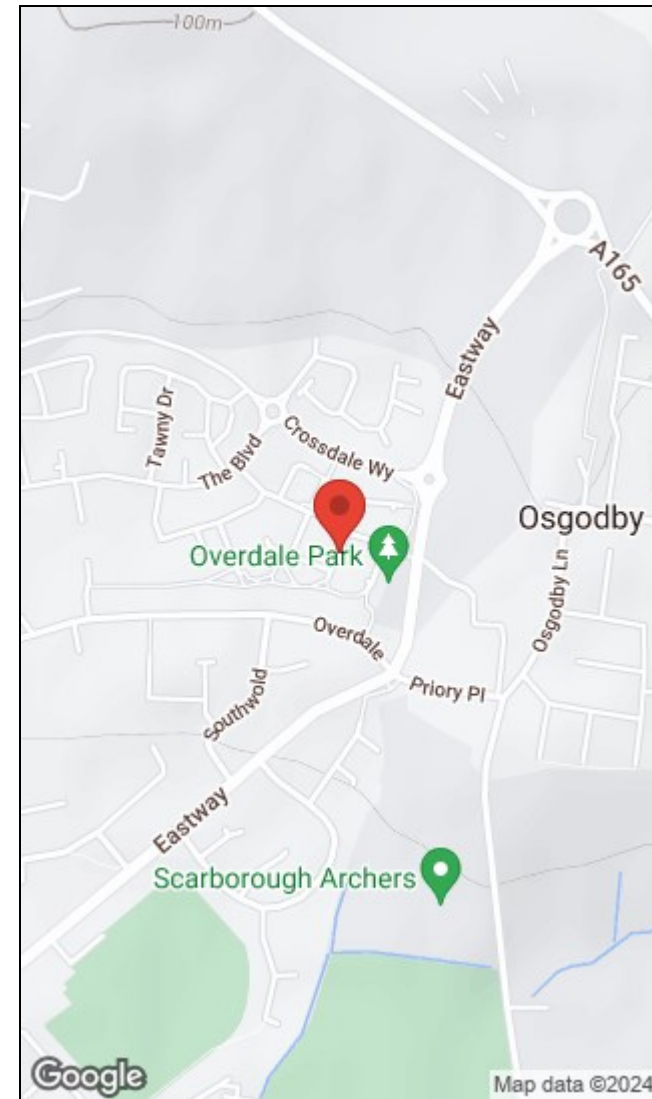


Approximate total area<sup>(1)</sup>  
801.56 ft<sup>2</sup>  
74.47 m<sup>2</sup>

(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
82	94
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
<small>EU Directive 2002/91/EC</small>	

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