



Red Scar Lane, Scarborough, , YO12 5RH

Offers In Excess Of  
£490,000

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**Offers In Excess Of  
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Hunters Exclusive are pleased to bring to the market this WELL PRESENTED DETACHED HOME situated on the ever popular NORTH SIDE of Scarborough offering FOUR BEDROOMS, TWO BATHROOMS and THREE RECEPTION ROOMS. Benefiting from OPEN FIELD VIEWS, LARGE FRONT and REAR GARDENS, GARAGE, OFF STREET PARKING, SOLAR PANELS and BEAUTIFUL MODERN FITTED KITCHEN creating the perfect home for a range of buyers including COUPLES and FAMILIES.

This incredible property briefly comprises of: entrance hall leading to the fantastic modern fitted kitchen with oak worktops, island and integrated appliances, dining room, utility room, downstairs WC, bright and airy lounge with multifuel log burner and French double doors providing access to the study. To the first floor of this beautiful abode you are presented with a family bathroom with four piece suite, drop roof ladder to loft access which benefits from new velux double glazed window and four generous sized bedrooms with the master benefiting from en-suite.

To the outside you are welcomed by large laid to lawn garden to the rear with greenhouse, summer house with power, fruit trees and vegetable patches. The front offers lawned garden, off street parking and garage.

Situated on the north side of Scarborough in the well regarded residential area of Newby, ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist and doctors surgery, North Cliff Golf Club and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

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





**Entrance Hall**  
UPVC front door, UPVC double glazed window to the front aspect, newly laid carpet, coving, storage cupboard, radiator, telephone point, stairs to first floor landing and power points.

**Lounge**  
UPVC double glazed bay window to the front aspect, coving, radiator, feature fireplace, multifuel log burner and power points.

**Dining Room**  
UPVC double glazed window to the front aspect, coving, boiler, radiator, tv point and power points.

**Kitchen**  
UPVC double glazed window to the rear aspect, UPVC double glazed sliding door to the side aspect, tiled floor, oak worktops, oak beams, island, radiator, range of wall and base units, integrated dishwasher, sink and drainer unit, integrated fridge, electric cooker, electric hob, extractor hood, extractor fan and power points.

**Utility Room**  
UPVC double glazed window to the rear aspect, Stable door to the rear aspect, tiled floor, range of wall units, space for washing machine, space for tumble dryer, electric wall heater and power points.

**Downstairs Toilet**  
Tiled floor, low flush WC, wash hand basin with vanity unit and extractor fan.

**Study**  
UPVC sliding door to the rear aspect, carpet floor, coving, radiator, TV point and power points.

**First Floor Landing**  
UPVC double glazed window to the rear aspect, coving, power points. Access to the Insulated loft via ladder access.

**Bedroom 1**  
UPVC double glazed window to the rear aspect, coving, radiator, telephone points, TV point and power points.

**En Suite**  
UPVC window to the rear aspect, tiled floor, dual fuel radiator, electric shower, low flush WC, wash hand basin with vanity unit and extractor fan.



**Bedroom 2**  
UPVC double glazed window to the front aspect, coving, fitted wardrobes, airing cupboard, radiator, TV point and power points.

**Bedroom 3**  
UPVC double glazed window to the front aspect, coving, radiator and power points.

**Bedroom 4**  
UPVC double glazed window to the side aspect, coving, fitted wardrobes, radiator, TV point and power points.

**Bathroom**  
UPVC double glazed window to the rear aspect, coving, tiled floor, partially tiled walls, extractor fan, four piece bathroom suite with panel enclosed bath, shower cubicle with power shower, low flush WC and wash hand basin with vanity unit.

**Garden**  
Mainly laid to lawn garden with lighting, plant and shrub borders, summer house with power, pond and fountain pump, green house with power, patio area, outside tap, blackcurrant, raspberry and loganberry bush, vegetable beds, plum, cherry and apple trees, side and rear entrance.

**Garage**  
30'8" x 9'10"  
Electric door and power and lighting.

**Parking**  
Ample parking.

**Solar Pannels**  
10 Solar Pannels 3.7kw  
Installed 2022

**Material Information Scarborough**  
Tenure Type; Freehold  
Council Tax Banding; E





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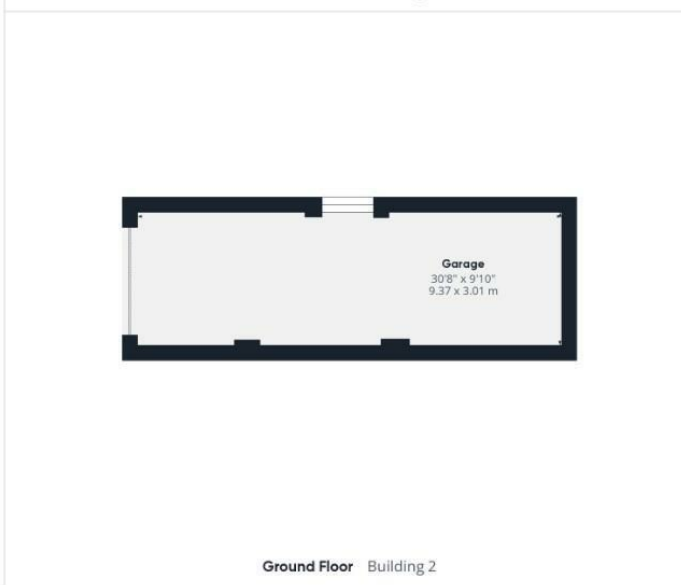


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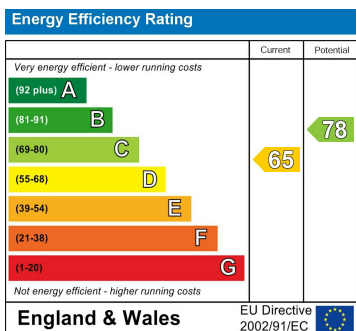
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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
1806.77 ft<sup>2</sup>  
167.85 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



**DISCLAIMER**

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.

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