



**The Oolite House, Scarborough, North
Yorkshire, YO12 4FP
£325,000**

HUNTERS[®]
EXCLUSIVE



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Hunters are delighted to bring to the market this IMMACULATE newly built DETACHED HOME located in the HIGHLY SOUGHT AFTER Crossgates offering TWO BEDROOMS, MODERN KITCHEN/DINER, EN SUITE, OFF ROAD PARKING with PLANNING FOR A SINGLE GARAGE and FRONT/REAR GARDENS. Benefiting from UNDERFLOOR HEATING and UPVC DOUBLE GLAZING this creating the perfect HOME and is NOT ONE TO MISS!

Finished to a high standard this living accommodation briefly comprises: entrance hall with stairs to the first floor landing, lounge with feature fireplace that has the potential for a log burner, open plan modern kitchen/diner with integrated appliances, utility room and WC. To the first floor of the property you are presented with a family bathroom and two double bedrooms both with Juliet balconies and the master benefiting from an en suite.

Crossgates is conveniently located on the outskirts of Scarborough Town midway between Cayton & Seamer Village offering a wide range of local amenities such as restaurants, takeaways, primary & secondary schools as well as easy access into town and to the A64. The local area also benefits from playing fields, park and excellent dog walking facilities around Burton Riggs Nature Reserve.

We anticipate this beautiful home will not be on the market for long, call now to arrange a viewing!





Entrance Hall

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

Downstairs toilet

Laminated laid wood style flooring, underfloor heating, low flush WC, wash hand basin with pedestal and extractor fan.

Lounge

UPVC double glazed window to the front aspect, laminated laid wood style flooring, underfloor heating, feature fireplace with potential for a log burner, spotlights, TV point and power points.

Kitchen/dining room

UPVC double glazed bi folding doors, laminated laid wood style flooring, underfloor heating, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated fridge/freezer, electric oven, induction hob, integrated dishwasher, kitchen island, spotlights, extractor fan, TV point and power points.

Utility Room

Underfloor heating, cupboard housing heat pump cylinder, range of base units with roll top work surfaces, sink and drainer, space for washing machine, extractor fan and power points.

First floor landing

Double glazed velux window, radiator and power points.



Bedroom 1

UPVC double glazed doors to rear aspect leading to the juliet balcony, spotlights, radiator, TV point and power points.

En suite

UPVC double glazed Velux window, tiled flooring, fully tiled walls, fully tiled shower cubicle, low flush WC, wash hand basin with pedestal, heated towel rail, light up mirror, spotlights and extractor fan.

Bedroom 2

UPVC double glazed doors to rear aspect leading to juliet balcony, spotlights, radiator, TV point and power points.

Bathroom

UPVC double glazed velux windows, spotlights, tiled flooring, part tiled walls, heated towel rail, light up mirror, eaves storage, extractor fan and three piece suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Front garden

Mainly laid to lawn front garden with outside lights and front gate.

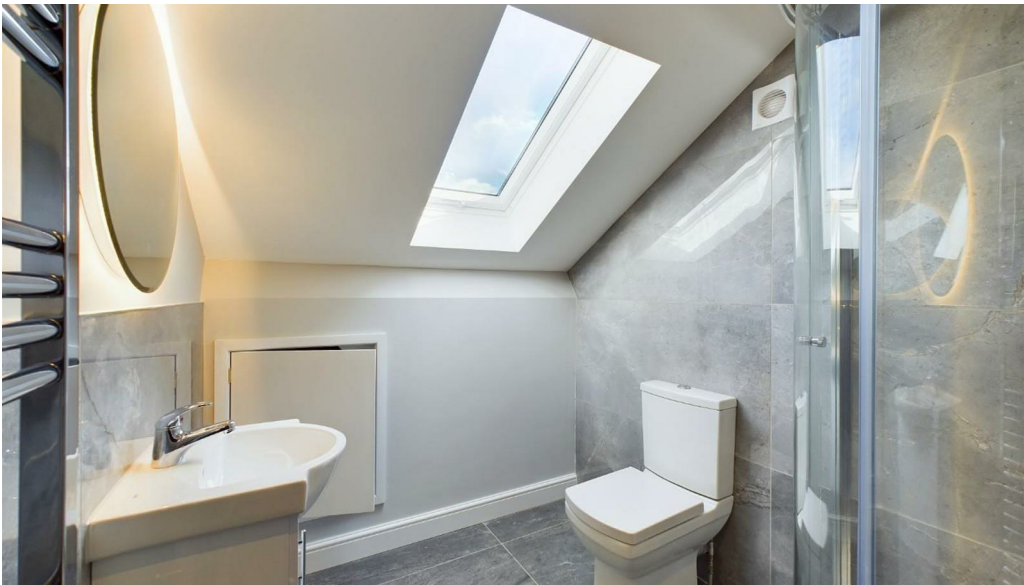
Rear garden

Low maintenance rear garden, patio area, outside tap, outside lights and side entrance.

Parking

Off road parking with space for two or more cars.





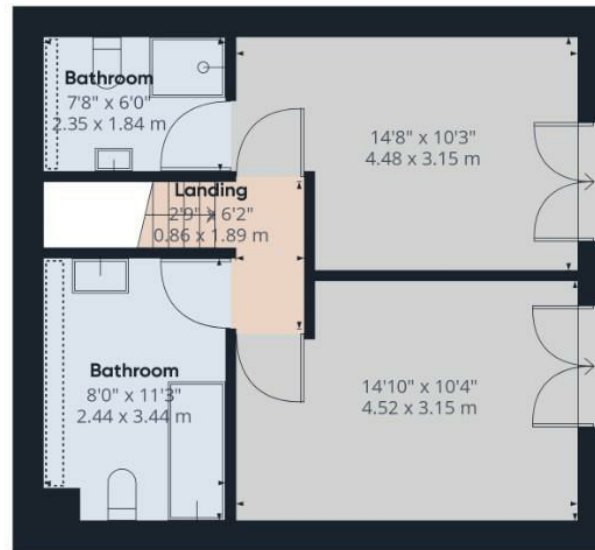
DISCLAIMER

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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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1100.36 ft²
102.23 m²

Reduced headroom

11.42 ft²
1.06 m²

(1) 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

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com





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