



**Grosvenor**  
**Road, Scarborough, Yorkshire, YO11 2LZ**  
**Asking Price £375,000**

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\*\*\*IMMACULATE FIVE BEDROOM HOME WITH AN ABUNDANCE OF CHARACTER THROUGHOUT\*\*\*

Upon entering the property you are welcomed into the beautiful entrance hall offering solid wood floors throughout. The front lounge provides a large bay window which offers generous social living space for larger families and also benefits from log burner. With a separate lounge diner to the rear of the property this reception space overlooks Scarborough famous Valley Road and also benefits from log burner, ideal for those cosy winter evenings. With a kitchen, utility and cloak room all situated on the ground floor, this period property really does cater to the modern contemporary lifestyle.

When entering onto the first floor you are then invited into a choice of four generously sized bedrooms, family bathroom and an abundance of original features. The second floor provides a beautifully spacious study/additional bedroom and would make a fantastic studio space or home office. To the outside of the property there is a generous front courtyard which benefits from mature plants and shrubs and is a perfect place for alfresco dining. To the side of the property there is a boiler room and separate store space, ideal for garden furniture and further storage. The garden is designed across four tiers and is well stocked with two established cherry trees, an apple tree and fruit bushes on one level. Two levels of the gardens are flat and grassed over and the garden enjoys a hidden area for entertaining and relaxing on summer evenings.

Within a short walk of the house is the unspoiled South cliff Gardens which lead down towards the seafront coming towards the Scarborough Spa which hosts a variety of shows and conventions throughout the year. With easy access to local transport making it easier to get to the wide variety of local amenities Scarborough has to offer.

We really recommend viewing this stunning Victorian property as it really needs to be viewed in order to be appreciate





Porch  
Window to the front aspect.

Downstairs WC  
Window to the rear aspect, low flush WC and wash hand basin.

Entrance Hall  
12'0" x5'10"  
Solid wooden flooring, radiator, stairs to the first floor landing and power points.

Lounge  
Bay window to the front aspect with seating, solid wooden flooring, coving, double radiator, log burner, telephone point and power points.

Kitchen  
Window to the side aspect, solid wooden flooring, single radiator, range of wall and base units, sink and drainer unit, space for fridge/freezer, range gas oven, gas hob and power points.

Dining Room  
Bay window to the rear aspect, solid wooden flooring, coving, radiator, log burner and power points.

Utility Room  
Door to side aspect, space for under counter fridge, space for washing machine and power points.

First Floor Landing  
Solid wooden flooring, stairs to the upstairs room and power points.

Bedroom 1  
Bay window to the front aspect, wooden flooring, storage cupboards, radiator and power points.



Bedroom 2  
Window to the side aspect, solid wooden flooring, fitted wardrobes, radiator and power points.

Bedroom 3  
Bay window to the front aspect, solid wooden flooring, radiator and power points.

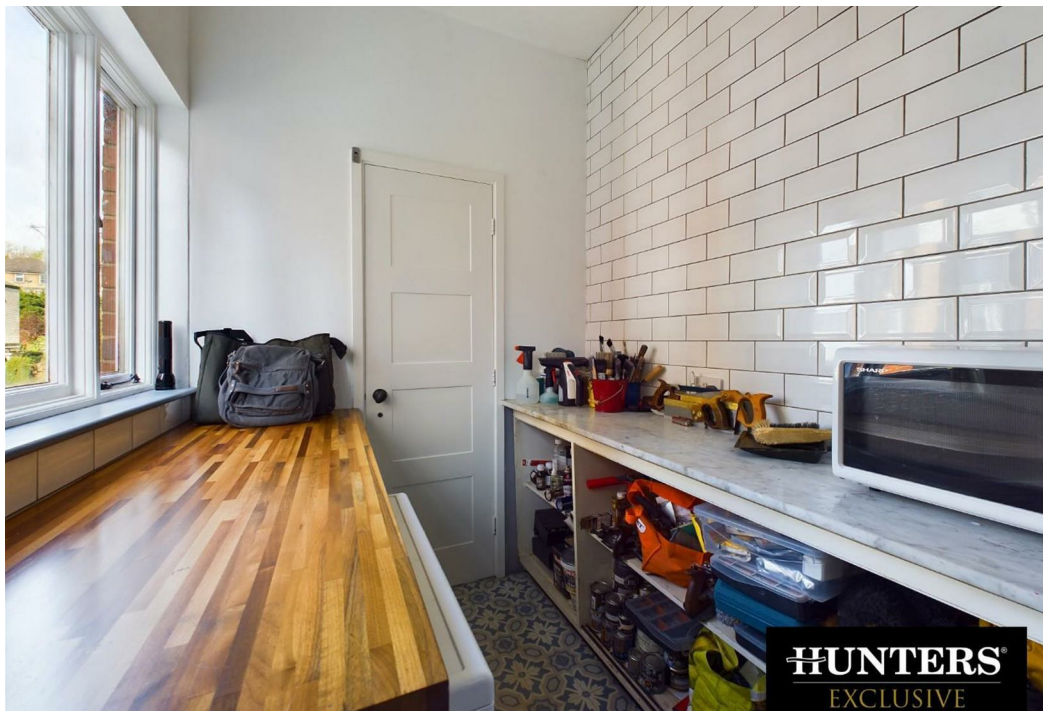
Bathroom  
Windows to the side and rear aspects, solid wooden flooring, radiator, four piece suite comprising: panel enclosed bath, shower cubicle with shower attachment, low flush WC and wash hand basin with vanity unit.

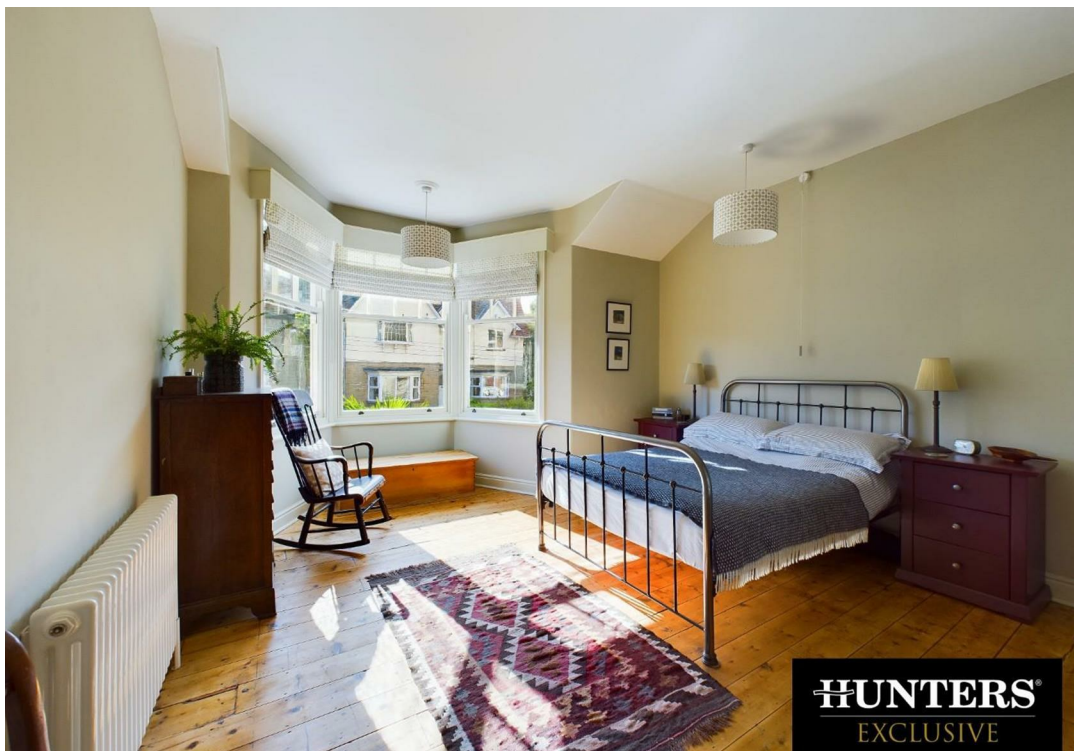
Bedroom 4  
Velux window to the front aspect, window to the side aspect, eaves storage and power points.

Study  
Window to the front aspect, solid wooden flooring, storage cupboard and power points.

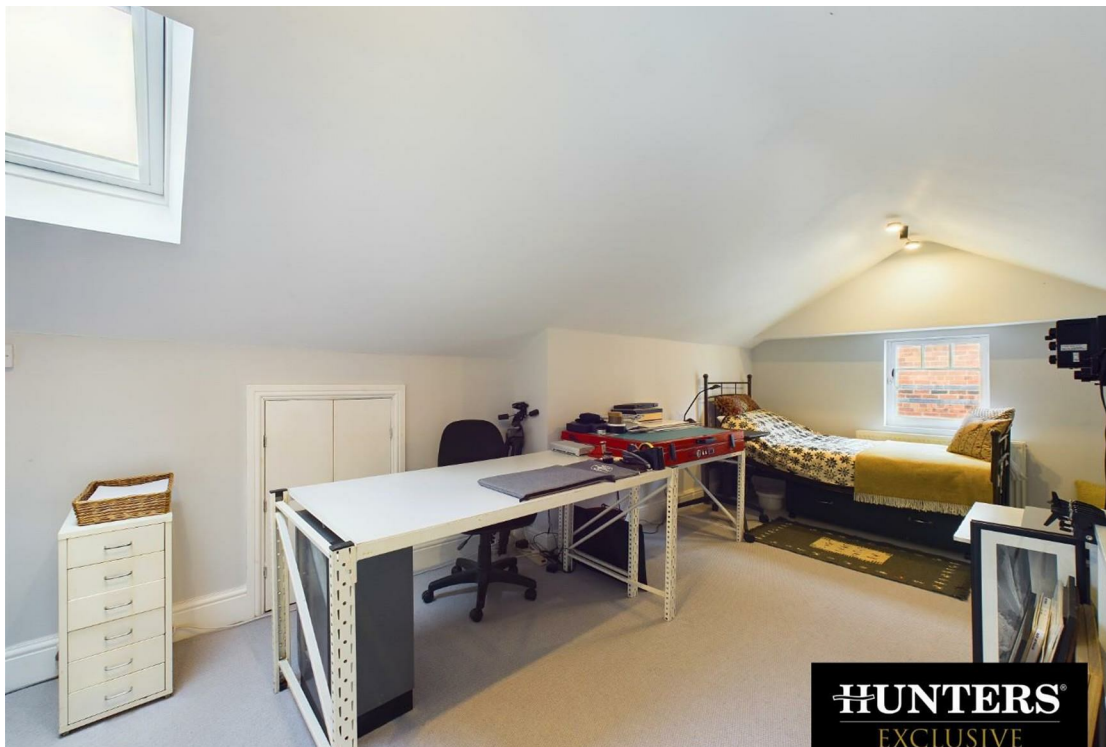
Garden  
The garden is designed across four tiers and is well stocked with two established cherry trees, an apple tree and fruit bushes on one level. Two levels of the gardens are flat and grassed over and the garden enjoys a hidden area for entertaining and relaxing on summer evenings.

Material Information Scarborough  
Tenure Type; freehold  
Council Tax Banding;D















## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01723 336760 | Website: [www.hunters.com](http://www.hunters.com)

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		49	74

England & Wales

EU Directive 2002/91/EC

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