



**Curlew Drive, Scarborough, , YO12 4TP**

**Asking Price £310,000**

HUNTERS<sup>®</sup>  
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EXCLUSIVE



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Hunters Exclusive are so excited to bring to the market this IMMACULATE DETACHED HOME located in the HIGHLY SOUGHT AFTER AREA OF CROSSGATES offering THREE BEDROOMS, FAMILY BATHROOM and TWO RECEPTION ROOMS. Benefiting from LARGE FRONT AND REAR GARDENS, INTEGRAL GARAGE and OFF STREET PARKING creating the PERFECT HOME for A RANGE OF BUYERS including COUPLES and FAMILIES.

This incredible property briefly comprises of: hallway leading to the spacious lounge, modern fitted kitchen, dining room and downstairs WC. To the upstairs landing you are presented with three generous sized bedrooms with the master benefiting from an en-suite shower room and family bathroom. To the front you are welcomed with a low maintenance garden, off street parking and patio area. To the rear of the property you are welcomed with a large garden with laid to lawn garden, patio area and plant borders.

Curlew Drive 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 making this an ideal family home!

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





#### Entrance Hall

Front door, radiator, stairs to first floor landing and power points.

#### Downstairs WC

Radiator, low flush WC and wash hand basin with pedestal.

#### Lounge

UPVC double glazed window to the front aspect, coving, two radiators, feature fireplace, telephone point, tv point and power points.

#### Kitchen

UPVC double glazed window to the rear aspect, spotlights, laminate tiled flooring, radiator, range of wall and base units with roll top work surfaces, plumbing for washing machine, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

#### Dining Room

UPVC double glazed window to the side and rear aspects, UPVC double glazed door to the rear aspect, coving, radiator and power points.

#### First Floor Landing

Airing cupboard holding water tank and power points.

#### Bedroom 1

UPVC double glazed window to the front aspect, fitted wardrobes, radiator, tv point, telephone point and power points.



#### En-Suite

UPVC opaque double glazed window to the rear aspect, tiled floor, heated towel rail, fully tiles shower cubicle with electric shower, low flush WC wash hand basin with pedestal, fully tiles walls and extractor fan.

#### Bedroom 2

UPVC double glazed window to the front aspect, radiator, tv point and power points.

#### Bedroom 3

UPVC double glazed window to the rear aspect, radiator, loft access and power points.

#### Bathroom

UPVC opaque double glazed window to the rear aspect, tiles flooring, heated towel rail, three piece bathroom suite comprising of: panel enclosed bath with mixer taps and shower attachments, low flush WC, wash hand basin with pedestal, fully tiles walls and extractor fan.

#### Garage

Up and over door, power and lighting.

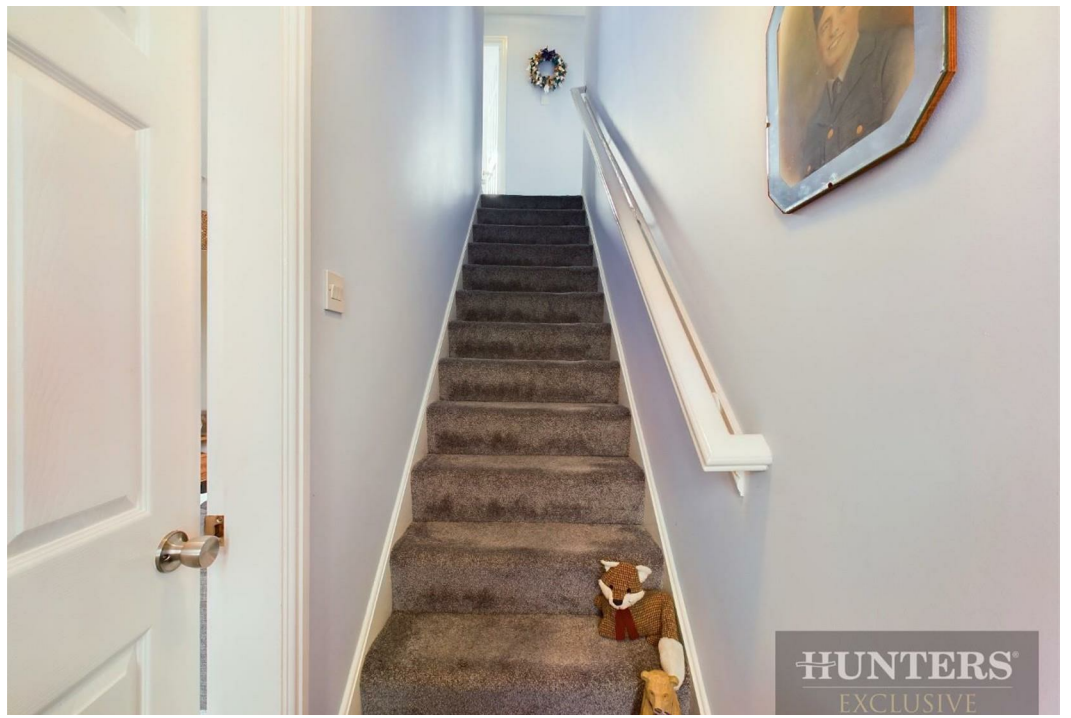
#### Garden

Mainly laid to lawn with plant and shrub boarders, low maintenance front garden with flower beds, two patio areas, outside tap, outside lights and side entrance.

#### Material Information Scarborough

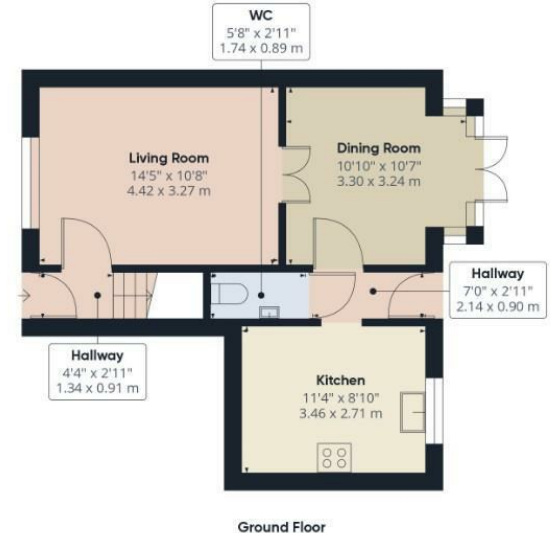
Tenure Type; Freehold

Council Tax Banding; D

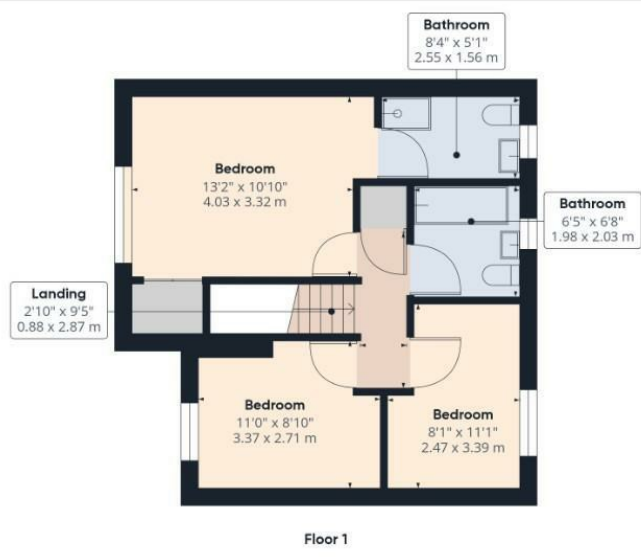








Approximate total area<sup>(1)</sup>  
908.16 ft<sup>2</sup>  
84.37 m<sup>2</sup>



(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

### 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**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC