



**Station**  
**Lane, Scarborough, Yorkshire, YO13 0AD**  
**Offers In Excess Of**  
**£400,000**

**HUNTERS<sup>®</sup>**  
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**EXCLUSIVE**





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# Station Lane, Scarborough, Yorkshire, YO13 0AD

**Offers In Excess Of  
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Hunters exclusive are pleased to bring to the market this BEAUTIFULLY PRESENTED DETACHED BUNGALOW located in the HIGHLY SOUGHT AFTER VILLAGE OF CLOUGHTON offering THREE BEDROOMS, TWO BATHROOMS, MODERN FITTED KITCHEN/DINER, GARAGE and OFF STREET PARKING creating the ideal home for a range of buyers including COUPLES and FAMILIES.

This immaculate property briefly comprises of: entrance hall leading to the spacious lounge benefiting from a gas fire, modern fitted kitchen/diner, conservatory, utility room, downstairs WC, study, two double bedrooms, one benefiting from an en-suite shower room. To the first floor you are presented with a further bedroom and family bathroom. To the outside of the property you are welcomed with laid to lawn front garden, generous sized rear garden with summer house with electricity, shed, green house and small pond along with ample parking and garage.

Life in Cloughton unfolds at a relaxed pace, with a strong sense of community spirit that permeates through the village. Residents and visitors alike gather at the local pubs, shops, and cafes, exchanging friendly greetings and sharing tales of coastal living. For outdoor enthusiasts, Cloughton offers a wealth of recreational opportunities. From hiking along the scenic Cleveland Way to exploring the nearby North York Moors National Park, there's no shortage of adventures to be had in this stunning coastal region.

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







**Entrance Hall**  
 UPVC front door, UPVC double glazed window to the side aspect, coving, tiled flooring, spotlights, under stairs cupboard, two radiators, stairs to the first floor landing, telephone point and power points.

**Downstairs Toilet**  
 UPVC double glazed opaque window to the rear aspect, tiled flooring, spotlights, low flush WC, wash hand basin with pedestal and partially tiled walls.

**Lounge**  
 UPVC double glazed window to the front aspect, coving, radiator, gas feature fireplace, TV point and power points.

**Kitchen/Diner**  
 UPVC double glazed window to the rear aspect, laid wood style flooring, spotlights, radiator, range of wall and base units with square top wooden work surfaces, dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, integrated microwave, power points and kitchen island with power points.

**Utility Room**  
 Spotlights, radiator, range of wall and base units with square wooden top surfaces, sink and drainer unit and power points.

**Study**  
 UPVC double glazed window to the front aspect, radiator, telephone point and power points.

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

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



**En-Suite**  
 UPVC opaque double glazed window to the rear aspect, walk in shower cubicle with electric shower, low flush WC, wash hand basin with pedestal, fully tiles walls and heated towel rail.

**Conservatory**  
 UPVC double glazed window to the rear aspect, UPVC double glazed door to the side aspect, two radiators, corrugated roof, laid wood flooring, tv point, telephone point and power points.

**First Floor Landing**  
 Velux window, eaves storage and power points.

**Bedroom**  
 Velux window, spotlights, eaves storage, radiator, TV point and power points.

**Shower Room**  
 Velux window, laminate flooring, three piece bathroom suite comprising of: shower cubical with shower attachment, low flush WC, wash hand basin with pedestal, partially tiled walls, extractor fan and heated towel rail.

**Front Garden**  
 Mainly laid to lawn front garden.

**Rear Garden**  
 Mainly laid to lawn garden with plant and shrub borders, south facing, two patio areas, three outside taps, outside lights, side and rear entrances, summer house with electricity, shed, green house and small pond.

**Garage**  
 Double doors to the front aspect, power and lighting.

**Parking**  
 Parking for four vehicles.





















Approximate total area<sup>(1)</sup>  
1312.49 ft<sup>2</sup>  
121.93 m<sup>2</sup>

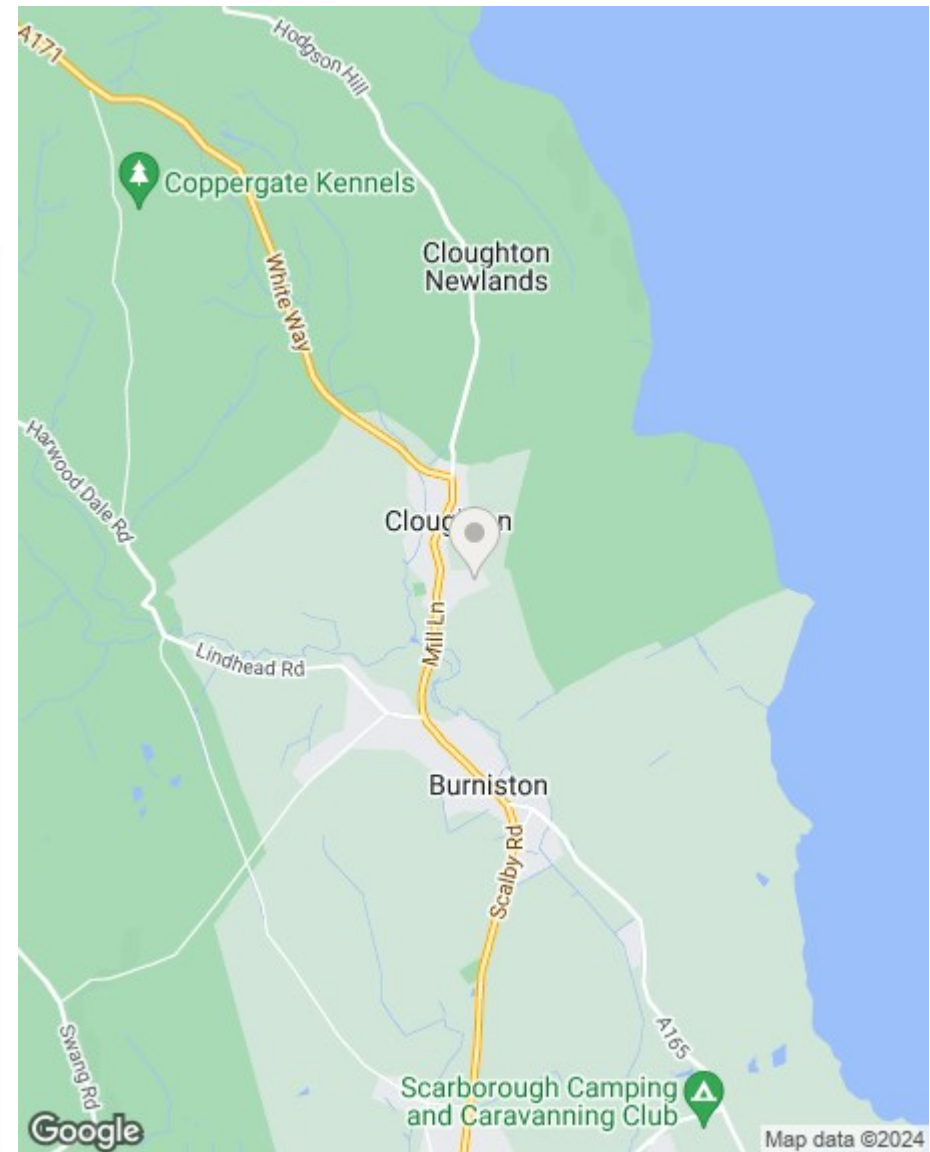
Reduced headroom  
74.71 ft<sup>2</sup>  
6.94 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Viewing Arrangements

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

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