



Hovingham Drive, Scarborough, , YO12
5XT
Offers Over £350,000

HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE

Hovingham Drive, Scarborough, , YO12 5XT

Offers Over £350,000

Hunters Exclusive are **EXCITED** to bring to the market this **CHARMING DETACHED HOUSE** located on the desirable Hovingham Drive in Scarborough. This property boasts **FOUR BEDROOMS, TWO BATHROOMS, LARGE FRONT & REAR GARDENS, OFF STREET PARKING** and **DOUBLE GARAGE** creating the ideal home for **A RANGE OF BUYERS** including **COUPLES** and **FAMILIES**.

This bright and airy abode briefly comprises of: entrance hall leading to the spacious lounge/dining area benefiting from a log burner, fitted kitchen and downstairs WC. To the first floor you are presented with four generous sized bedrooms with the master benefiting from an en-suite, the rooms are also being used as a study and treatment room and family sized bathrooms. To the front and rear of the home you are welcomed with large laid top lawn gardens benefiting from plant and shrub borders, off street parking and double garage.

This lovely home is situated in a popular modern estate of Hovingham Drive and is well placed for local amenities including nearby shops, a choice of junior and secondary schools, Yorkshire Coast College and Scarborough Sixth Form College, leisure facilities, Scarborough Hospital and has excellent access to local transport links.

This property is not one to be missed, call the office now to arrange a viewing!





Entrance Hall

UPVC double glazed door to the front aspect, radiator, telephone point, stairs to the first floor landing and power points.

Lounge/Dining Area

UPVC double glazed sliding doors to the rear aspect, UPVC double glazed windows to the front aspect, coving, radiator, feature log burner, tv point, telephone point and power points.

Kitchen

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

Downstairs WC

Low flush WC and wash hand basin.

Bedroom 1

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

En Suite

UPVC double glazed window to the front aspect, radiator, carpet flooring, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, bidet, and partially tiled walls.

Bedroom 2

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



Bedroom 3

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

Bedroom

UPVC double glazed window to the rear aspect, wood style flooring, radiator and power points.

Bathroom

UPVC double glazed window to the side aspect, carpet flooring, three piece bathroom suite comprising of: panel enclosed bath with mixer taps and rainfall shower attachment, low flush WC, and partially tiled walls.

Garden

Mainly laid to lawn with plant and shrub borders, patio area, outside tap and side/rear entrance.

Garage

Double garage with power and lighting.

Parking

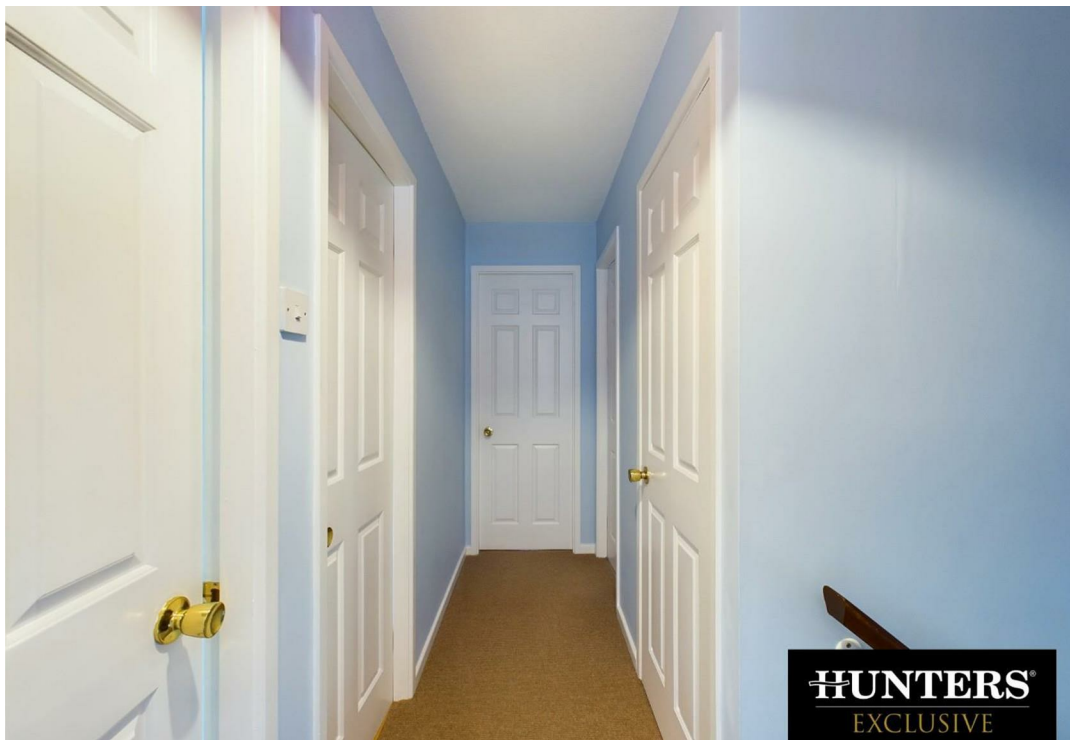
Infront of the double garage with space for two cars.

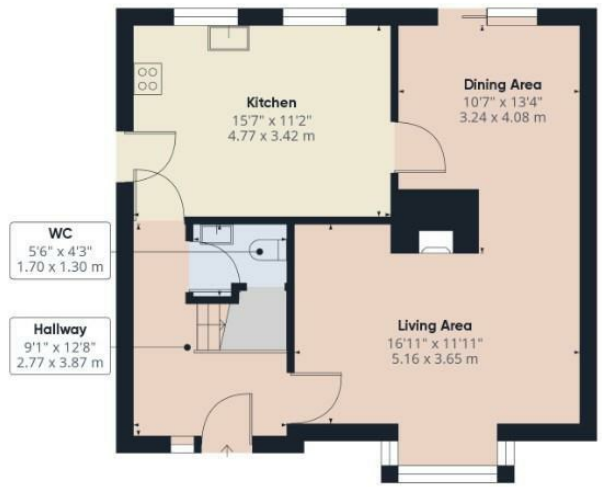
Material Information Scarborough

Tenure Type; Freehold
Council Tax Banding; E









Ground Floor



Floor 1

Approximate total area⁽¹⁾
1220.63 ft²
113.4 m²

(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.

GIRAFFE360

Viewing Arrangements

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

