



## Ashlar Drive, Scarborough

- Detached house
- En suite
- Garage
- EPC: B
- Sought after location
- Offers In Excess Of £250,000
- Four double bedrooms
- NHBC Warranty
- Mainly laid to lawn gardens
- Access to local amenities
- Council Tax: D

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Ashlar Drive, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this IMMACULATE DETACHED house located in the HIGHLY SOUGHT AFTER Capella development offering FOUR DOUBLE BEDROOMS, MODERN INTERIOR, GARAGE and LANDSCAPED GARDENS. Benefiting from the remainder of the NHBC WARRANTY and being situated on a CORNER PLOT this home creates the PERFECT FAMILY HOME and is not one to miss.

Set over three floors this well presented property briefly comprises: entrance hall with storage cupboard, WC, large lounge with French doors to the rear aspect and modern kitchen/diner. To the upper floor of the properties you are welcomed with a family bathroom and four double bedrooms the master benefiting from an en suite. The outside of the property welcomes you with maid to lawn front and rear gardens, garage and driveway.

Situated in the new Capella and well placed for a wealth of local amenities including local shops, supermarket, Eastfield's medical centre, junior school, George Pindar secondary school and a regular bus service to Scarborough town centre.

Call now to arrange a viewing!

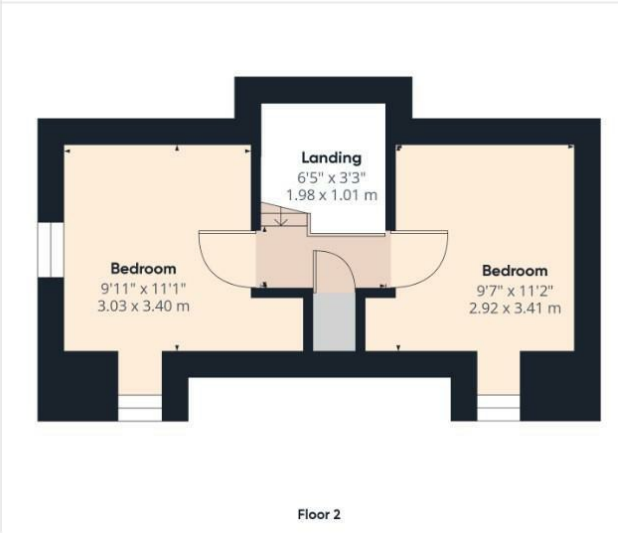
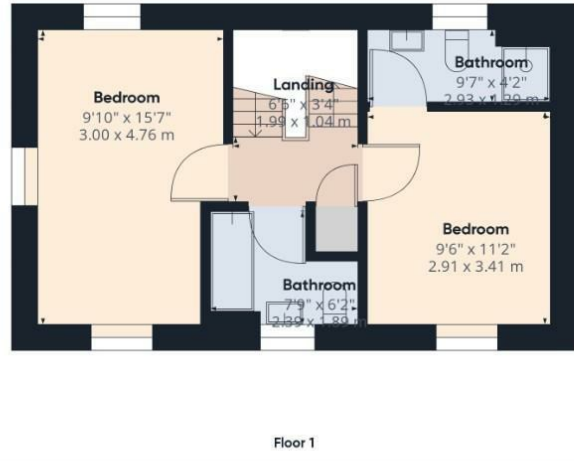
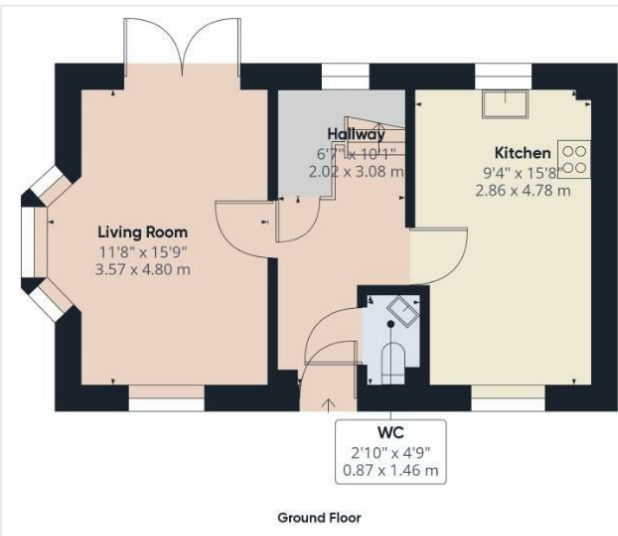












Approximate total area<sup>®</sup>  
1107.21 ft<sup>2</sup>  
102.86 m<sup>2</sup>

Excluding balconies and terraces

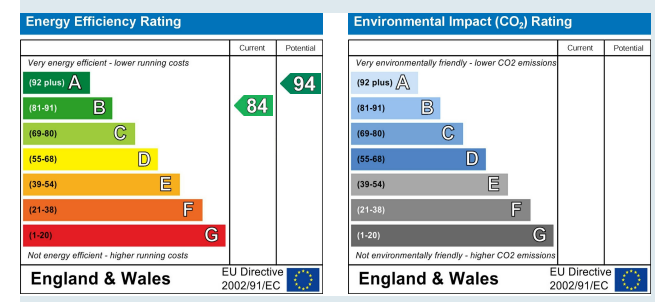
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.  
33 Huntriss Row, Scarborough, YO11 2ED  
Tel: 01723 336760 Email: scarborough@hunters.com <https://www.hunters.com>

