



## Ings Lane, Scarborough

- Detached House
- Corner Plot
- Garage
- EPC: TBC
- Four Bedrooms
- Large Rear Garden
- Off Street Parking
- Council Tax: C

**Offers In Excess Of £250,000**

**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE

# Ings Lane, Scarborough

## DESCRIPTION

Hunters are pleased to bring to the market this BRIGHT AND AIRY FOUR BEDROOM DETACHED HOME situated on a generous size CORNER PLOT. Benefiting from FRONT and REAR GARDENS, GARAGE and OFF STREET PARKING this property is IDEAL FOR A RANGE OF BUYERS including COUPLES, FAMILIES and INVESTORS.

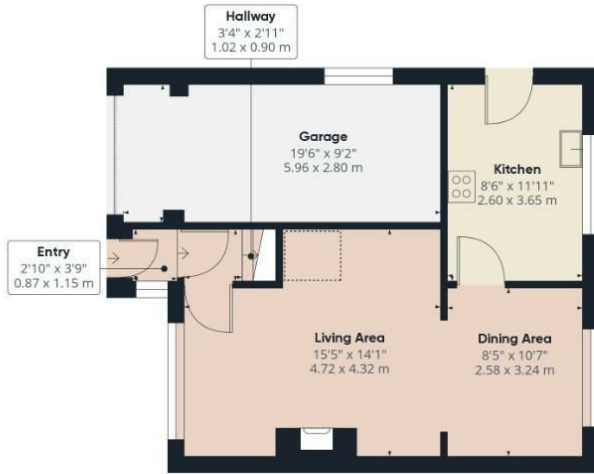
This charming living accommodation briefly comprises of: entrance hall leading to the spacious living/dining area with a feature fireplace, fitted kitchen. To the first floor landing you are welcomed by four bedrooms, family bathroom and separate WC. To the outside of the property you are presented with laid to lawn front and rear gardens, sizeable garage and off road parking.

Being located in the popular village of Staxton just off the A64 offering a wealth of amenities including a popular junior school, 24 hour garage, fish restaurant, playing fields and excellent public transport links.

We believe this property is not one to miss, call now to arrange a viewing!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1129.77 ft<sup>2</sup>  
104.96 m<sup>2</sup>

Reduced headroom

10.97 ft<sup>2</sup>  
1.02 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.

GIRAFFE 360

Council Tax: C

## 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.

Energy Efficiency Rating	Current		Potential	
Very energy efficient - lower running costs				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions				
(92 plus) <b>A</b>				
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales	EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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