



## Devonshire Drive, Scarborough

- Semi-Detached Home
- Three Reception Rooms
- Close To Local Amenities
- Council Tax: D
- Five Bedrooms
- Off Road Parking
- EPC: E

**£275,000**

**Tenure: Freehold**

**HUNTERS®**

HERE TO GET *you* THERE



# Devonshire Drive, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this WELL PRESENTED SEMI-DETACHED BUILD located in the HIGHLY SOUGHT AFTER Peasholm location offering FIVE BEDROOMS, THREE RECEPTION ROOMS, REAR GARDEN and OFF ROAD PARKING ;being CLOSE TO LOCAL AMENITIES this incredible property really does create the PERFECT FAMILY HOME!

This bright and airy abode briefly comprises of: entrance hall leading to the spacious bay fronted living room benefiting from feature fireplace, fitted kitchen, dining room and additional reception room/games room. To the first floor landing you are presented with four bedrooms, family bathroom, separate WC and stairs to the second floor landing with access to another bedroom. To the outside of the residence you are welcomed by off road parking to the front and mainly laid to lawn garden to the rear with patio area and shed.

Situated close to a wealth of local amenities and attractions such as Peasholm Park ,the North Bay, local shops, Sea Life Centre, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, also being within walking distance of the Town Centre.

Call the office now to arrange a viewing!













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Approximate total area<sup>1</sup>  
1603.26 ft<sup>2</sup>  
148.95 m<sup>2</sup>

Reduced headroom  
73.39 ft<sup>2</sup>  
6.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

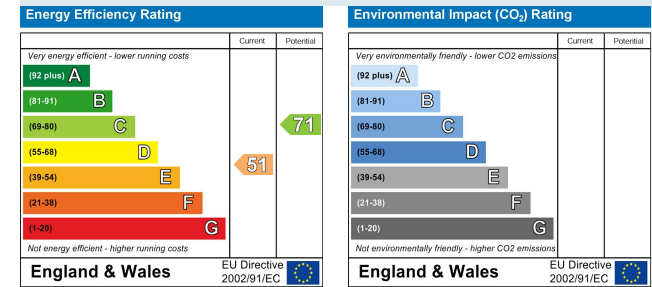
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

Council Tax: 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.

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