



HUNTERS

High Street, Scarborough YO13 0PT

HUNTERS[®]
EXCLUSIVE



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£340,000

Hunters Exclusive are thrilled to bring to the market this SEMI- DETACHED COTTAGE located in the PICTURESQUE VILLAGE of Scalby. This delightful property boasts CHARM AND CHARACTER with a MODERN INTERIOR and offers TWO BEDROOMS, ATTRACTIVE REAR GARDEN, GARAGE and OFF ROAD PARKING creating the IDEAL HOME FOR A RANGE OF BUYERS including COUPLES, FAMILIES or could be purchased for a HOLIDAY LET INVESTMENT OR SECOND HOME !

This well presented property briefly comprises of: entrance hall leading to the spacious lounge benefiting from a log burner, fitted kitchen and conservatory with access to the rear garden. To the first floor landing you are welcomed with two double bedrooms and family bathroom. To the outside of this abode you are welcomed by laid to lawn front lawned garden, driveway providing off street parking, rear lawned garden with patio area offering ample space for relaxation and entertainment.

Located in the heart of Scalby, you will have easy access to local amenities, highly rated schools, charming shops, and scenic walks. This property truly offers the best of village living with the convenience of being just a stone's throw away from the bustling town of Scarborough.

Don't miss out on the opportunity to make this house yours, call the office now to arrange a viewing!





Entrance Hall

UPVC double glazed front door, radiator and stairs to the first floor landing.

Lounge

UPVC double glazed window to the front aspect, coving, radiator, log burner, TV point and power points.

Kitchen

UPVC double glazed window to the rear aspect, coving, radiator, range of wall and base units with roll top work surfaces, plumbing for a washing machine, plumbing for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, electric hob, extractor hood and power points.

Conservatory

UPVC double glazed door to the side aspect, UPVC double glazed windows to the side and rear aspects, radiator and tiled flooring.

Bedroom

UPVC double glazed window to the front aspect, textured ceilings, original beams, fitted wardrobes, radiator and power points.

Bedroom

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

Bathroom

UPVC double glazed window to the rear aspect, heated towel rail, tiled floor, three piece bathroom suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin and fully tiled walls.

Front Garden

Mainly laid to lawn garden with plant and shrub borders.

Rear Garden

Mainly laid to lawn garden with plant and shrub borders and patio area.

Garage

Power and lighting.

Parking

Off street parking for two cars.

Agents Notes

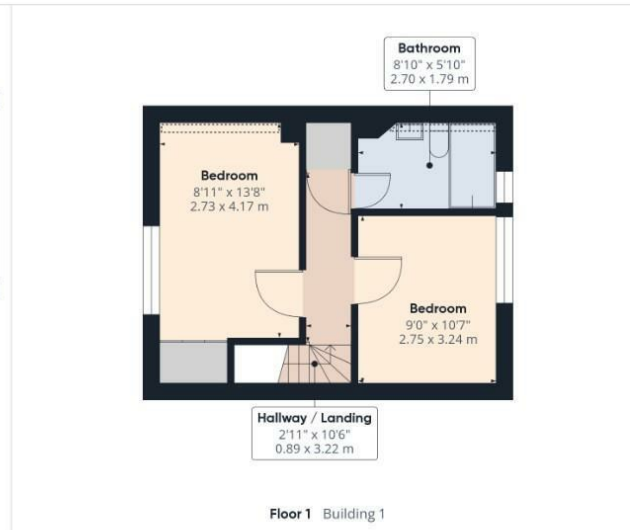
Tenure: Freehold

Council Tax: C

The property is currently being used as a holiday let so this is exempt

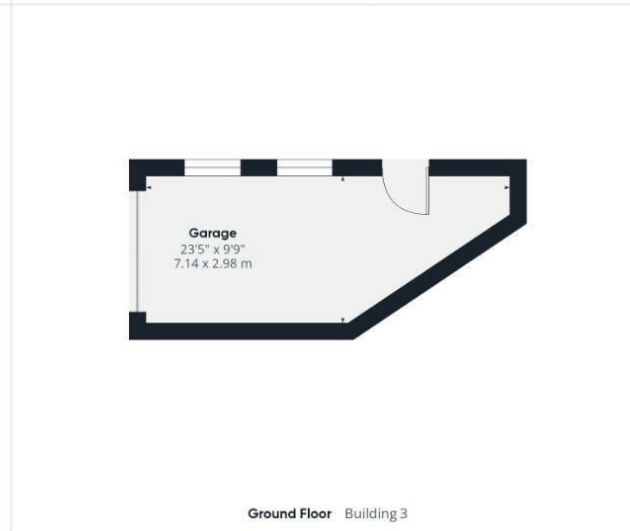
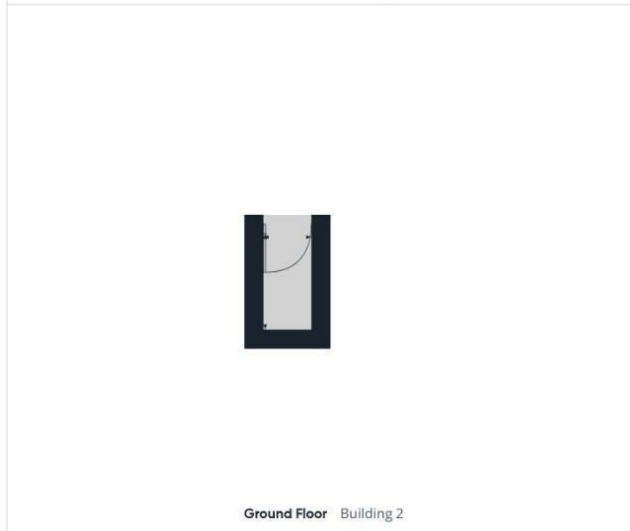






Approximate total area⁽¹⁾
 1017.14 ft²
 94.5 m²

Reduced headroom
 8.63 ft²
 0.8 m²

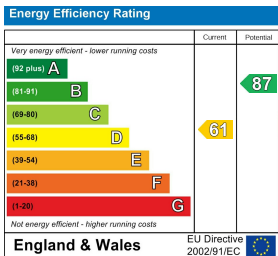


(1) Excluding balconies and terraces

⌋ 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



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scarborough - 01723 336760 <https://www.hunters.com>

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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

