



Osgodby Lane, Scarborough, , YO11 3QD

£325,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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# Osgodby Lane, Scarborough, , YO11 3QD

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Hunters Exclusive are proud to bring to the market FOR THE FIRST TIME this CHARMING DETACHED CHARACTER PROPERTY over 100 years old offering THREE BEDROOMS, TWO BATHROOMS, AN ABUNDANCE OF CHARACTER FEATURES and COUNTRYSIDE VIEWS. Benefitting from NO ONWARD CHAIN, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING and GARAGE creating the ideal family home for a range of buyers including couples and families.

This picturesque abode briefly comprises of: porch leading to entrance hall with stairs to first floor, snug with feature fireplace, dual bay windowed lounge, kitchen with space for dining and secondary staircase to first floor and a bright and airy conservatory. To the first floor you are presented with three bedrooms, all benefitting from countryside views, a shower room and a family bathroom with three piece suite. The outside welcomes you with a large laid to lawn rear garden with patio area and brick built outhouse. To the front you are greeted by off road parking for two vehicles and garage.

Being located in the Osgodby area means this beautiful accomodation has good access to a range of amenities and attractions including local shops, public house, Cayton Bay beach and the Cleveland Way (ideal for walkers) and is on a regular bus route into Scarborough.

This home is not one to miss, call now to arrange a viewing!



#### Porch

UPVC double glazed door to the front aspect, UPVC double glazed window to the side aspects and tiled flooring.

#### Entrance Hall

Door to the front aspect, stairs to first floor landing and power points.

#### Snug

UPVC double glazed window to the front aspect, UPVC double glazed bay window to the rear aspect, coving, radiator, gas feature fireplace, storage cupboard, TV point, telephone point and power points.

#### Lounge

UPVC double glazed bay windows to the front and rear aspects, coving, gas feature fireplace, radiator, TV point and power points.

#### Kitchen

UPVC double glazed windows to the front and side aspects, tiled flooring, spotlights, radiator, storage cupboard with plumbing for washing machine, tiled splash back, range of wall and base units with roll top work surfaces, integrated slimline dishwasher, sink and drainer unit, integrated undercounter fridge/freezer, electric oven, gas hob, TV point, extractor hood, stairs to first floor landing and power points.

#### Conservatory

UPVC double glazed windows to the side and rear aspects, UPVC double glazed French doors to the rear aspect, laminate flooring, corrugated roof, radiator and power points.

#### First Floor Landing

UPVC double glazed window to the side aspect, textured ceiling and power points.

#### Bedroom 1

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

#### Bedroom 2

UPVC double glazed window with field views to the rear aspect, storage cupboard, laminated laid wood style flooring, textured ceilings, fitted wardrobe, radiator, TV point and power points.

#### Bathroom

UPVC double glazed windows to the side aspect, radiator, fully tiled walls and three piece suite comprising of: panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

#### First Floor Landing

Power points.

#### Bedroom 3

UPVC double glazed window with field views to the rear aspect, textured ceiling, fitted wardrobe, radiator and power points.

#### Shower Room

UPVC double glazed window to the side aspect, spotlights, lino flooring, heated towel rail, fully tiled walls, extractor fan and three piece suite comprising of: fully tiled shower cubical with power shower, low flush WC and wash hand basin with vanity unit.

#### Garden

Mainly laid to lawn with plant and shrub borders, patio area, outside lights, brick built outhouse with power and side entrance.

#### Garage

Electric door and power and lighting.

#### Parking

Parking space for two vehicles.

#### Agents Notes

Council Tax- E

EPC-F

Freehold.



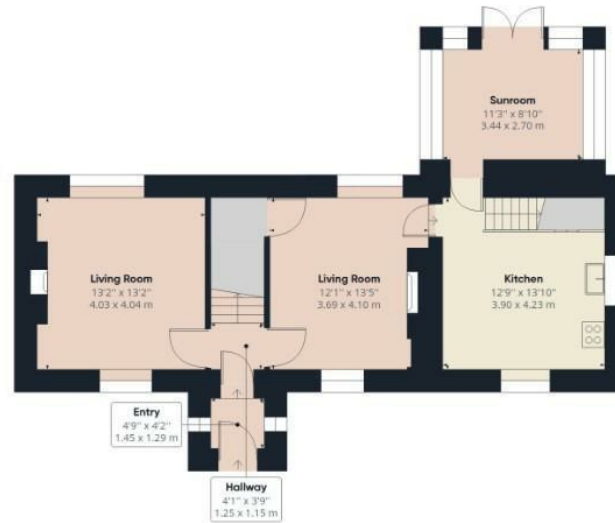


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>35</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

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Ground Floor

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

1299.58 ft<sup>2</sup>

120.74 m<sup>2</sup>



Floor 1

(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.

GIRAFFE 360

**Viewing Arrangements**

Strictly by prior appointment only through the agent Hunters  
01723 336760 | Website: [www.hunters.com](http://www.hunters.com)



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