



Shippon Way, Scarborough, , YO13 0FD

Asking Price £450,000

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Hunters Exclusive are excited to bring to the market this BEAUTIFULLY PRESENTED BARN CONVERSION located at the end of a private cul-de-sac built by Mulgrave Properties architected designed and completed in 2020, in the HIGHLY SOUGHT AFTER VILLAGE OF CLOUGHTON. This INCREDIBLE property provides the perfect blend of contemporary living with characterful touches throughout offering THREE BEDROOMS, TWO BATHROOMS, ATTRACTIVE SIDE, FRONT AND REAR GARDENS, DOUBLE GARAGE and OFF ROAD PARKING creating the IDEAL HOME.

This bright and airy abode is built with high quality fixtures and fittings whilst retaining the original barn style features with vaulted ceilings throughout. All windows and doors are bespoke in timber of high quality finish and all room have radiator, power points and Amtico flooring excluding the kitchen and bathrooms. Comprising: entrance hall, spacious open plan kitchen/dining/living area with patio doors leading to an enclosed private courtyard garden, two generous sized bedrooms, bathroom and additional sitting room. To the first floor is a further bedroom and second bathroom. To the outside is attractive side garden and enclosed south facing patio courtyard garden planted for all year interest and easy maintenance with front garden and double garage.

Cloughton has two public houses church and hall all well used for community events and activities. There is a frequent bus service to Whitby, short walk takes you to the sea, Cleveland way and Cinder Track making this a perfect place for walkers and cyclist. For outdoor enthusiasts, Cloughton offers a wealth of recreational opportunities. From hiking along the scenic Cleveland Way to exploring the nearby North York Moors National Park, there's no shortage of adventures to be had in this stunning coastal region.

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





Entrance Hall

Front door, Amtico wood style floor, radiator, stairs to the first floor landing and power points.

Open Plan Living Room / Kitchen

Living Room: Double glazed door to the rear and patio, double glazed velux windows to the side aspect, remote controlled Velux roof window and door leading to sitting room, Telephone point and power points.

Kitchen: Double glazed window to the front, range of wall and base units with roll top work surfaces, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, steam tap, electric oven, electric hob, extractor hood, TV point and power points.

Sitting Room

Remote operated GASCO fire and doors leading to the side and rear gardens.

Bathroom

Ceramic flooring, mirrored light, partially tiled walls, extractor fan and three piece suite benefiting from panel enclosed bath with mixer taps and overhead shower, low flush WC, wash hand basin and automatic lighting.

Bedroom

Double glazed window to the front aspect, radiator and power points.



Bedroom

Double glazed window to the rear aspect, fitted wardrobes, radiator, telephone point, tv points and power points.

First Floor Landing

Double glazed velux window to the front aspect and power points.

Bedroom

Double glazed window to the rear aspect, fitted wardrobes, radiator, telephone point, TV point and power points.

Bathroom

Heated towel rail, tiled flooring, partially tiled walls, shaver point and extractor fan and Four piece bathroom suite comprising: shower cubicle, low flush WC, wash hand basin with vanity unit, bidet and automatic lighting.

Rear Courtyard Garden

Patio area and shed.

Side Garden

Mainly laid to lawn garden.

Double Fronted Open Garage

Lockup storage, small workshop and visitors parking space.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; E









Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1430.06 ft²

132.86 m²

Reduced headroom

2.49 ft²

0.23 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	88
England & Wales		EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

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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