



Wheatcroft Avenue, Scarborough, YO11 3BN

Asking Price £450,000

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# Wheatecroft Avenue, Scarborough, YO11 3BN

**Asking Price £450,000**

Hunters Exclusive are excited to bring to the market this INCREDIBLE SPACIOUS FAMILY HOME situated on the HIGHLY SOUGHT AFTER SOUTH SIDE of SCARBOROUGH boasting FOUR BEDROOMS, THREE RECEPTION ROOMS, MODERN FITTED KITCHEN, SUNROOM, GARAGE and OFF ROAD PARKING creating the ideal home for a range of buyers! This Stunning Abode is not one to miss!

This fantastic living accommodation briefly comprises of: entrance hall leading to the well presented bay fronted dining room, large lounge offering feature fireplace, additional reception room, modern kitchen, sunroom and separate WC. To the first floor you are welcomed by three generous sized bedrooms, family bathroom and office space with stairs leading to the second floor bedroom. To the outside of the property you are greeted with mainly laid to lawn rear garden with patio area and outdoor shed and to the front there is garage and off road parking.

Situated on the South side of Scarborough the property benefits from access to shops, restaurants, schools and transport links in and out of town as well as only a short walk away from Scarborough beach and town centre. Located a short walk away from the Esplanade the property is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges. Also nearby are the benefits of Ramshill Road amenities which include; convenience stores, pharmacy, post office, public houses, butchers and hotels.

An internal viewing is highly recommended to appreciate all this property has to offer!





#### Entrance Hall

UPVC front door, UPVC double glazed window to the front aspect, coving, laminate laid wood style floor, radiator, stairs to the first floor landing and power points.

#### Dining Room

UPVC double glazed bay window to the front aspect, coving, radiator and power points.

#### Lounge

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect with access to the garden, coving, radiator, feature fireplace, TV point and power points.

#### Kitchen

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, laminated laid wood style floor, range of wall and base units with roll top work surfaces, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, electric oven, electric hob, extractor hood and power points.

#### Sunroom

UPVC double glazed windows to the side and rear aspects, radiator, boiler, tiled flooring and power points.

#### Downstairs WC

UPVC double glazed window to the side aspect, laminate laid wood style flooring, coving, radiator, low flush WC and wash hand basin.

#### First Floor Laning

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

#### Bedroom 1

UPVC double glazed bay window to the front aspect, textured ceiling, radiator and power points.



#### Bedroom 2

UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

#### Bedroom 3

UPVC double glazed window to the side aspect, coving, fitted wardrobes, radiator and power points.

#### Office

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

#### Bathroom

UPVC double glazed window to the side aspect, spotlights, heated towel rail, partially tiled walls, extractor fan. four piece bathroom suite comprising of: panel enclosed bath with mixer taps, fully tiled shower cubicle, low flush WC, wash hand basin.

#### Bedroom 4

UPVC double glazed window to the side aspect, fitted wardrobes, radiator and power points.

#### Outside

Mainly laid to lawn garden with patio area and outdoor shed.

#### Garage

#### Parking

Off road parking

#### Material Information Scarborough

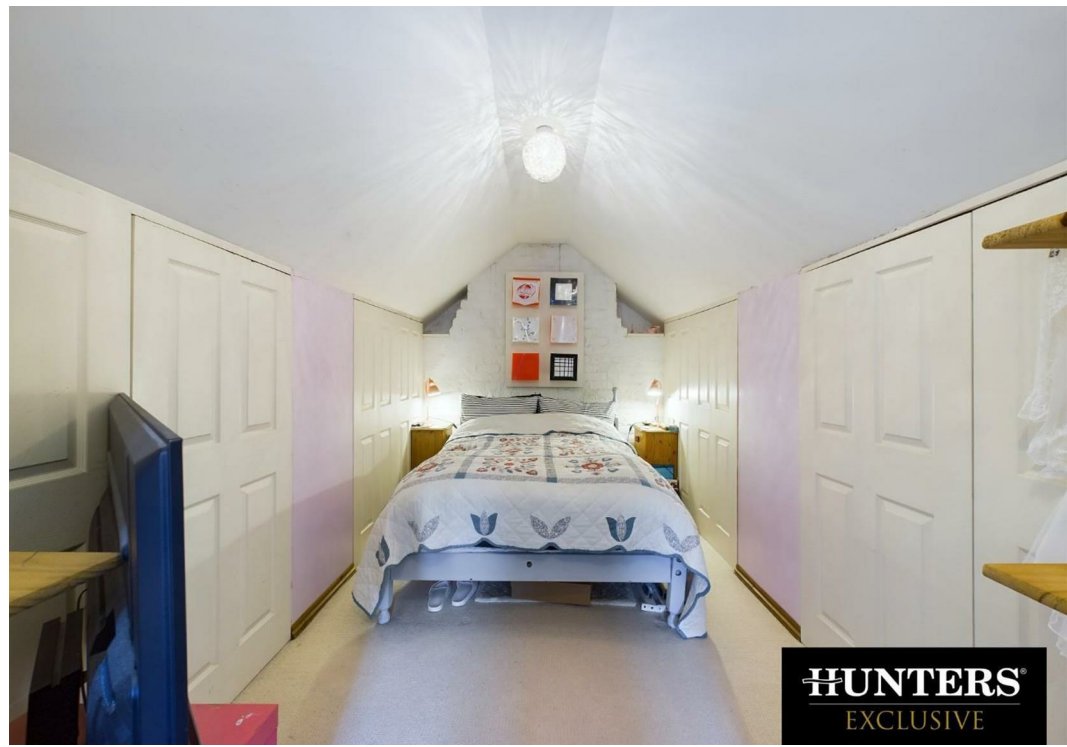
Tenure Type; Freehold

Council Tax Banding; E





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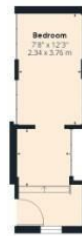




Ground Floor



Floor 1



Floor 2

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

2382.87 ft<sup>2</sup>  
221.38 m<sup>2</sup>

Reduced headroom

10.06 ft<sup>2</sup>  
0.93 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>73</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	
<b>62</b>	
England & Wales	

## Viewing Arrangements

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