



Old Malton Road, Scarborough

- Lodge Home
- Modern Interior
- Perfect Second Home
- Two Bedrooms
- Close To Amenities

Offers In The Region Of £85,000

Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Old Malton Road, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED, FULLY FURNISHED lodge home, offering TWO BEDROOMS, OPEN PLAN LIVING AREA, DECKING AREA and OFF ROAD PARKING. Benefitting from BRAND NEW CARPETS THROUGHOUT, UPVC DOUBLE GLAZING, EN SUITE SHOWER ROOM and MODERN INTERIOR this property will make the ideal purchase for a second home.

This light and airy abode briefly comprises of: spacious open plan lounge/dining/kitchen area with feature fireplace, integrated appliances and French doors leading to outside, master bedroom benefitting from an en suite shower room, second bedroom and access to family bathroom with three piece suite. The outside of the property welcomes you with a large decking area perfect for entertaining and alfresco dining and two designated parking spaces.

Being located in the popular village of Staxton just off the A64 offering a wealth of amenities including a popular junior school, 24 hour garage, fish restaurant, playing fields and excellent public transport links.

We believe this property is not one to miss, call now to arrange a viewing!



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.



Approximate total area[®]
723.37 ft²
67.2 m²

(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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>

