



Woldview Grove, Scarborough
YO12 4NA

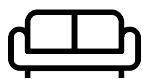
Asking Price £300,000



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HUNTERS[®]
EXCLUSIVE

Woldview Grove, Scarborough

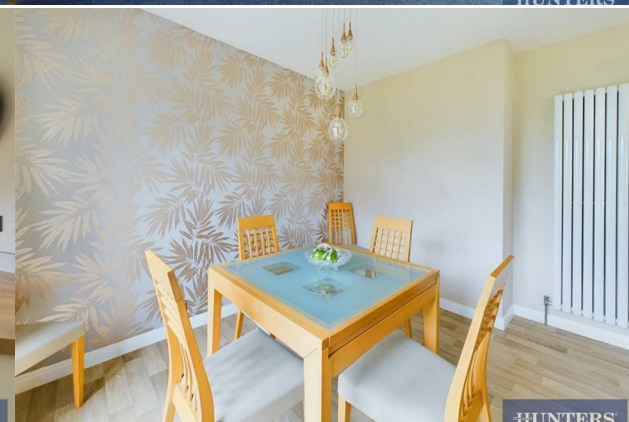
DESCRIPTION

Hunters estate agents are proud to present to the market this BEAUTIFULLY PRESENTED DETACHED BUNGALOW BOASTING THREE BEDROOMS, ENSUITE SHOWER ROOM, IMMACULATE KITCHEN/DINER ATTRACTIVE FRONT AND REAR GARDENS and GARAGE. Conveniently located in the DESIRABLE AREA OF CROSSGATES, this property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING throughout creating the perfect HOME for a RANGE OF BUYERS!

This fantastic living accommodation briefly comprises: entrance porch, entrance hall, spacious lounge with gas feature fireplace, downstairs bedroom, family bathroom, kitchen/diner and sun room to the ground floor. The first floor offers landing space with eaves storage, two bedrooms, the master benefiting from far reaching field views and en suite shower room. To the outside of the property you are welcomed by attractive lawned gardens, patio area, garage and off road parking.

Crossgates is conveniently located on the outskirts of Scarborough Town midway between Cayton & Seamer Village offering a wide range of local amenities such as restaurants, takeaways, primary & secondary schools as well as easy access into town and to the A64. The local area also benefits from playing fields, park and excellent dog walking facilities around Burton Riggs Nature Reserve making this an ideal family home.

Viewing is essential to appreciate the space and feel that this lovely home has to offer. Please call our team to arrange your viewing today!



ROOMS

Porch

UPVC front door.

Entrance Hall

Stairs to the first floor landing, radiator and power points.

Lounge

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

Kitchen/Diner

UPVC double glazed windows to the side and rear aspects, UPVC double glazed sliding doors to the rear aspect, laminated laid wood style floor, radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splash back, space for fridge/freezer, electric oven, electric hood and power points.

Sun Room

UPVC double glazed windows to the side and rear aspects, UPVC double glazed window to the side aspect, tiled floor, storage cupboard, space for washing machine and power points.

Bedroom

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

Bathroom

UPVC double glazed opaque window to the side aspect, heated towel rail, three piece bathroom suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin vanity unit.

First Floor Landing

UPVC double glazed window to the side aspect and eaves storage.

Bedroom

UPVC double glazed window to the rear aspect with far reaching field views, fitted wardrobes, eaves storage, radiator and power points.

Bedroom

UPVC double glazed window to the side aspect, eaves storage, radiator and power points.

Garden

Rear garden with lawned area, patio area, outside tap and side entrances.

Garage

Up and over door.

Parking

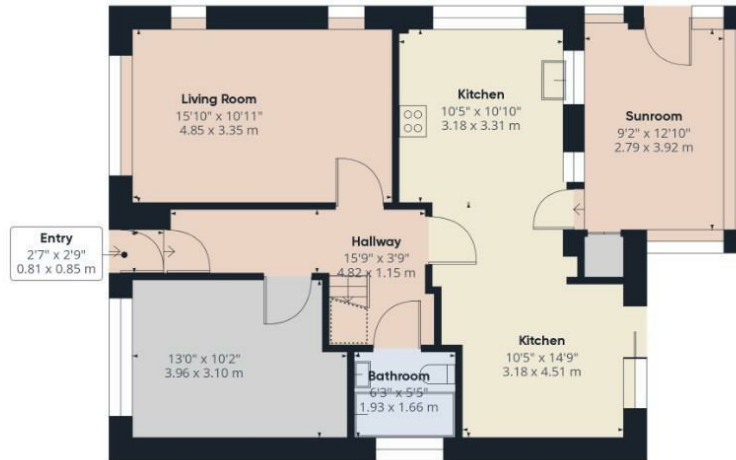
Driveway with parking for two - three vehicles.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; D





Ground Floor



Floor 1

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾

1367.56 ft²

127.05 m²

Reduced headroom

177.48 ft²

16.49 m²

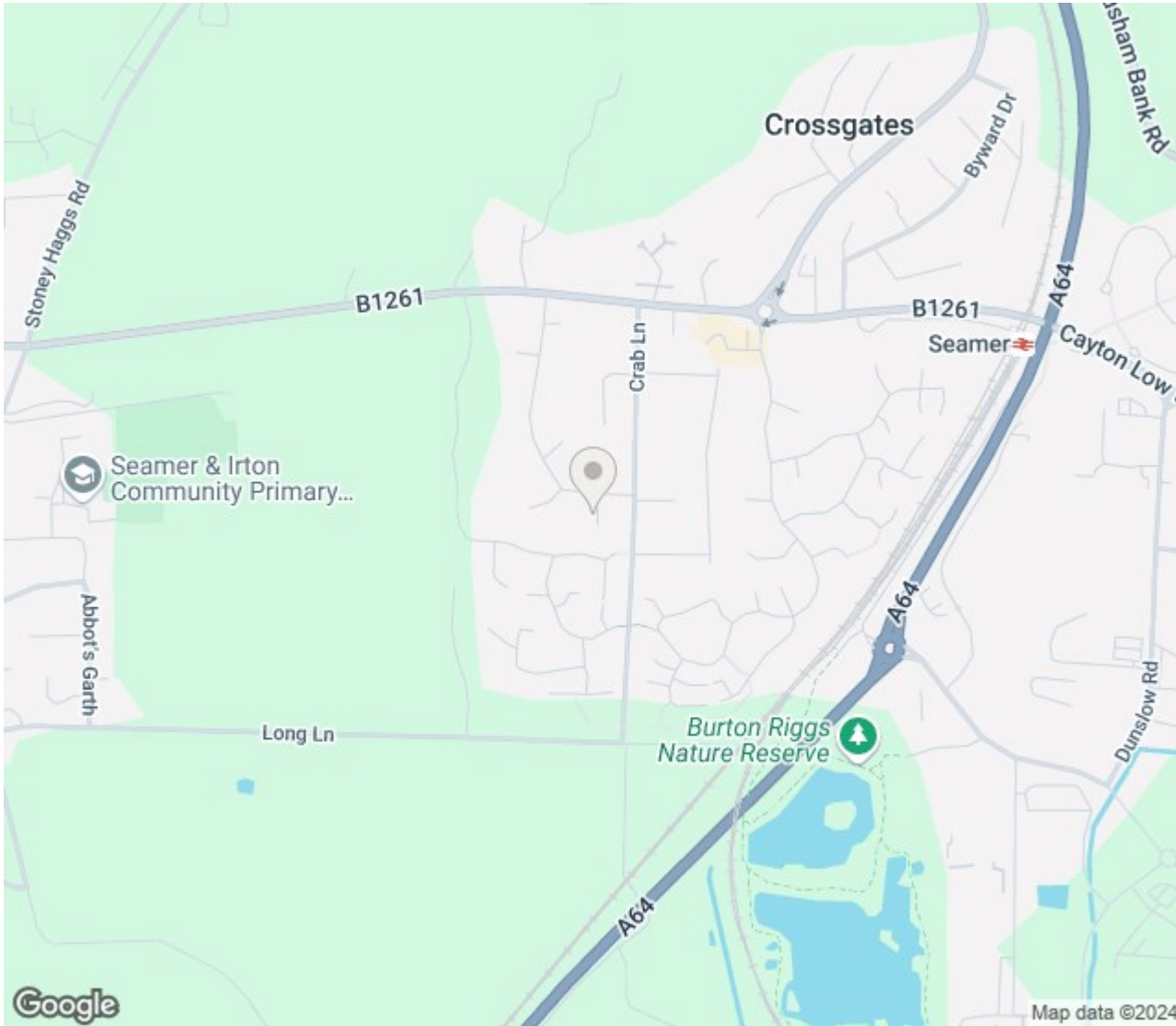
(1) Excluding balconies and terraces

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.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

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

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