



Senior Drive, Scarborough, , YO11 3WD

Offers Over £300,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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# Senior Drive, Scarborough, , YO11 3WD

**Offers Over £300,000**

Hunters Exclusive are pleased to bring to the market this WELL PRESENTED DETACHED home situated on a CORNER PLOT offering FOUR BEDROOMS, THREE BATHROOMS, MODERN INTERIOR and LAID TO LAWN GARDEN. Benefitting from UPVC DOUBLE GLAZING, GARAGE and DRIVEWAY making this the ideal home family home.

This bright and airy abode briefly comprises of: entrance hall leading to large lounge, fitted kitchen with space for dining and WC. To the first floor your are presented with four bedrooms, two benefitting from En Suite shower rooms and family bathroom with three piece suite. To the outside you are greeted by a laid to lawn garden with decking and patio area. To the side of the property you are welcomed by off road parking and a garage.

Located in the sought after village of Cayton, this property is surrounded by a wide range of amenities such as shops, restaurants and direct transport routes into the nearby towns and villages, as well as being nearby to the picturesque Cayton Bay!

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



#### Entrance Hall

UPVC front door, laminated laid wood style flooring, radiator and stairs to first floor landing.

#### Lounge

UPVC double glazed window to the front aspect, UPVC double glazed bay window to the side aspect, laminated laid wood style flooring, radiator, TV point and power points.

#### Kitchen/Diner

UPVC double glazed window to the front aspect, UPVC double glazed French doors to the side aspect, laminated laid wood style flooring, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, plumbing for dishwasher, sink and drainer unit, space for American style double fridge/freezer, integrated electric oven, integrated electric hob, extractor hood, boiler, power points, pantry housing consumer unit and access to garage.

#### Downstairs WC

Laminated laid wood style flooring, tiled splash back, radiator, extractor fan, low flush WC and wash hand basin with pedestal.

#### First Floor Landing

Radiator, cupboard, loft access and power points.

#### Bedroom 1

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

#### En Suite

UPVC double glazed opaque window to the side aspect, radiator, laminated laid wood style flooring, partially tiled walls, extractor fan and three piece suite comprising of: fully tiled shower cubical with shower attachments, low flush WC and wash hand basin with pedestal.

#### Bedroom 2

Two UPVC double glazed windows to the front aspect, fitted wardrobes, radiator and power points.

#### En Suite

Laminated laid wood style flooring, extractor fan, partially tiled walls and three piece suite comprising of: fully tiled shower cubical, low flush WC and wash hand basin with pedestal.

#### Bedroom 3

UPVC double glazed windows to the front and side aspects, radiator and power points.

#### Bedroom 4

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

#### Bathroom

UPVC double glazed opaque window to the front aspect, radiator, laminated laid wood style flooring, partially tiled walls, extractor fan and three piece suite comprising of: panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

#### Garden

Mainly laid to lawn, decking, patio area, outside lights, side entrance and outside power points.

#### Garage

Up and over door, power and lighting.

#### Parking

Parking on the driveway for one vehicle.

#### Agents Notes

Council Tax- E

EPC-B

Freehold



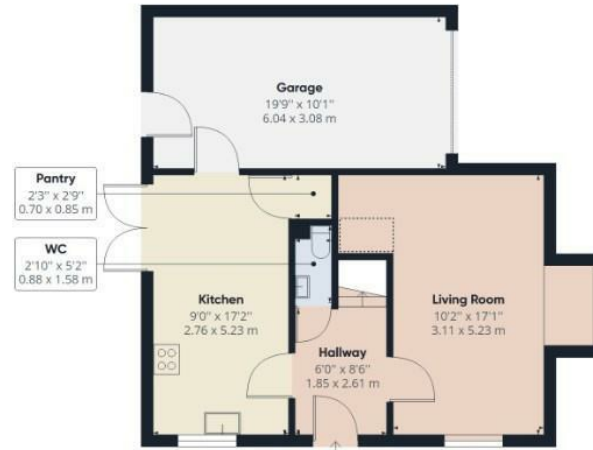


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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



Floor 1

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

1272.64 ft<sup>2</sup>

118.23 m<sup>2</sup>

**Reduced headroom**

8.28 ft<sup>2</sup>

0.77 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.

GIRAFFE360

**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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