



Stepney Road, Scarborough, , YO12 5NH

Asking Price £410,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE





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**Asking Price £410,000**

Hunters Exclusive are proud to bring to the market this STUNNING THREE BEDROOM DETACHED HOUSE situated in the HIGHLY DESIRABLE STEPNEY location of Scarborough on a SUBSTANTIAL sized plot boasting THREE BEDROOMS, CONSERVATORY, ATTRACTIVE REAR GARDEN, LARGE GARAGE and AMPLE PARKING creating the PERFECT HOME for a RANGE OF BUYERS! This is NOT ONE TO MISS!

This exquisite abode briefly comprises of: entrance porch, entrance hall lounge, conservatory, fitted kitchen, separate dining room and downstairs WC. To the first floor landing you are presented with three bedrooms, with the master benefiting from fitted wardrobes and a three piece suite family bathroom. To the outside of the property you are welcomed with mainly laid to lawn side and rear gardens with plant and shrub borders, patio area, garage benefiting from power and lighting and ample parking to the front.

Being located in the Stepney area of Scarborough this property is well located with many local amenities including: Falsgrave park, the unspoiled North Bay beach, the restored Open Air Theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway, recently built £14 million Alpamare waterpark and the historic Peasholm Park which was designed in 1912 with a Japanese theme. In recent years the park has been re-established with the help of the Heritage Lottery Fund so today's visitors can once more enjoy the boating lake with its swan pedalos, the island walk up to the oriental pagoda, the illuminated cascade, the famous naval battle with its model boats and fireworks and regular concerts including a Proms spectacular.

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





**Entrance Porch**

Door to the side aspect, windows to the front and side aspects and tiled flooring.

**Entrance Hall**

Front door, window to the front aspect, coving, understairs cupboard, radiator, stairs to the first floor landing and power points.

**Downstairs WC**

Opaque window to the front aspect, low flush WC and wash hand basin with pedestal.

**Lounge**

Double glazed wooden window to the front aspect, UPVC double glazed wooden feature windows to the side aspect, doors to the conservatory, coving, two radiators, gas feature fireplace, TV point, telephone point and power points.

**Dining Room**

UPVC double glazed window to the rear aspect, coving, serving hatch, radiator and power points.

**Kitchen**

UPVC double glazed door, UPVC double glazed window to the rear aspect, coving, laminated floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for a dishwasher, sink and drainer unit, space for undercounter fridge/freezer, electric cooker, extractor hood and power points.

**Conservatory**

UPVC double glazed door to the side aspect, UPVC double glazed windows to the side and rear aspects and power points.

**First Floor Landing**

Double glazed wooden window to the front aspect, coving, radiator, loft access and power points.

**Bedroom 1**

UPVC double glazed window to the rear aspect offering beautiful sea views, coving, fitted wardrobes, radiator, telephone point and power points.



**Bedroom 2**

UPVC double glazed windows to the side and rear aspects, coving, fitted suite, radiator and power points.

**Bedroom 3**

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

**Bathroom**

Double glazed wooden opaque window to the front aspect, laminated flooring, heated towel rail, fully tiled walls, shaver point and extractor fan, three piece bathroom suite comprising of: panel enclosed bath with mixer taps and electric shower, low flush WC and wash hand basin with vanity unit.

**Garden**

Mainly laid to lawn wrap around garden with plant and shrub borders, patio area, outside lights, shed and side and rear entrances.

**Garage**

Roller door, power and lighting, plumbing for washing machine, boiler, fuse box, meters and tap.

**Parking**

Parking space on the drive for three vehicles.

**Material Information Scarborough**

Tenure Type; Freehold

Council Tax Banding; E





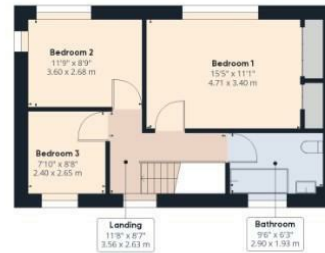








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1500.02 ft<sup>2</sup>  
139.36 m<sup>2</sup>

(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

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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	