



## Wain Close, Scarborough

- Semi-Detached Home
- Low Maintenance Front & Rear Yard
- Outdoor Storage
- Council Tax: A
- One Large Double Bedroom
- Off Road Parking
- EPC: C

**Asking Price £115,000**

**Tenure: Freehold**

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# Wain Close, Scarborough

## DESCRIPTION

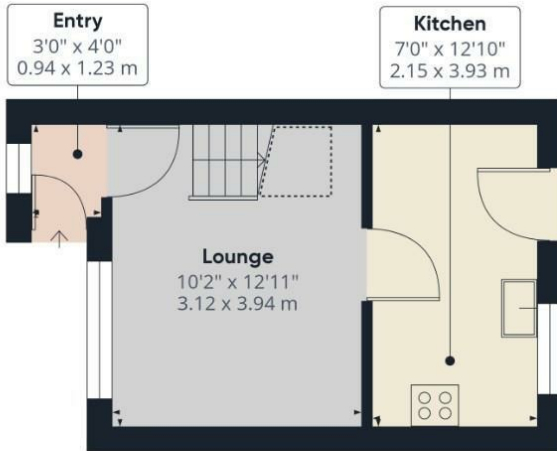
Hunters are pleased to bring to the market this well maintained property situated in the heart of Eastfield. This delightful house boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom, well-maintained bathroom and potential for off road parking, this property offers a comfortable living space for individuals or couples looking for a new home.

To the ground floor you are welcomed by a entrance porch, spacious lounge and kitchen with breakfast bar. To the first floor you are presented with a large double bedroom and bathroom with three piece suite. Outside you are greeted with a low maintenance garden with patio area to the rear and off road parking to the front for a motor home. Additionally, the outside storage offers ample space for storing belongings, keeping the living areas clutter-free and organised.

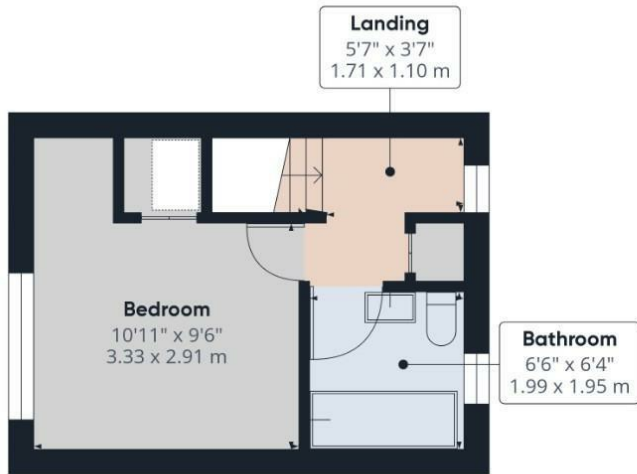
Whether you're looking to settle down in a peaceful neighbourhood or considering a rental opportunity, this property has great potential to meet your needs. Don't miss out on the chance to make this house your home and enjoy all that it has to offer.

Call the office now to arrange a viewing!





Ground Floor



Floor 1



Approximate total area<sup>n</sup>

443.36 ft<sup>2</sup>  
41.19 m<sup>2</sup>

Reduced headroom

14.1 ft<sup>2</sup>  
1.31 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

Council Tax: A

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>69</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

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Tel: 01723 336760 Email:

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



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