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 2  |  |  B

**HUNTERS**<sup>®</sup>

# Millfields Drive, Scarborough

## £195,000



\*\*\* £5,000 Allowance Towards Deposit\*\*\*

Hunters Estate Agents are delighted to offer this recently constructed semi detached home to the market situated in the HIGHLY DESIRED location of SCALBY . This immaculate property offers TWO BEDROOMS, DOWNSTAIRS W/C, ATTRACTIVE GARDEN WITH SUMMER HOUSE and OFF-STREET PARKING.

The accommodation briefly comprises of: the entrance hallway with stairs to the first floor and access to the open plan modern kitchen/diner, downstairs W.C and lounge to the rear. To the first floor you are welcomed by two double bedrooms and the family bathroom with three-piece suite. Externally, the front of the property benefits from a private two car driveway. The rear of the property offers a garden laid mainly to lawn with summer house and patio area.

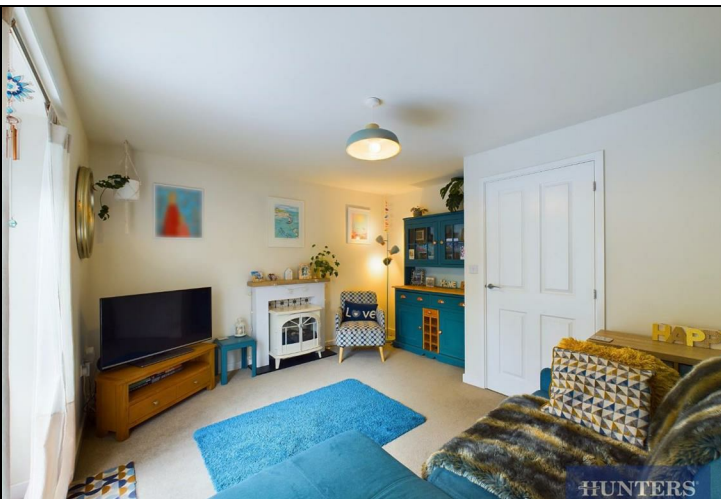
Located in the popular residential district of Scalby on the north side of Scarborough town within easy reach of local amenities which includes village shops, church, public houses, tennis courts and bowling greens as well as the nearby Newby shops, doctors surgery and the local pharmacy.

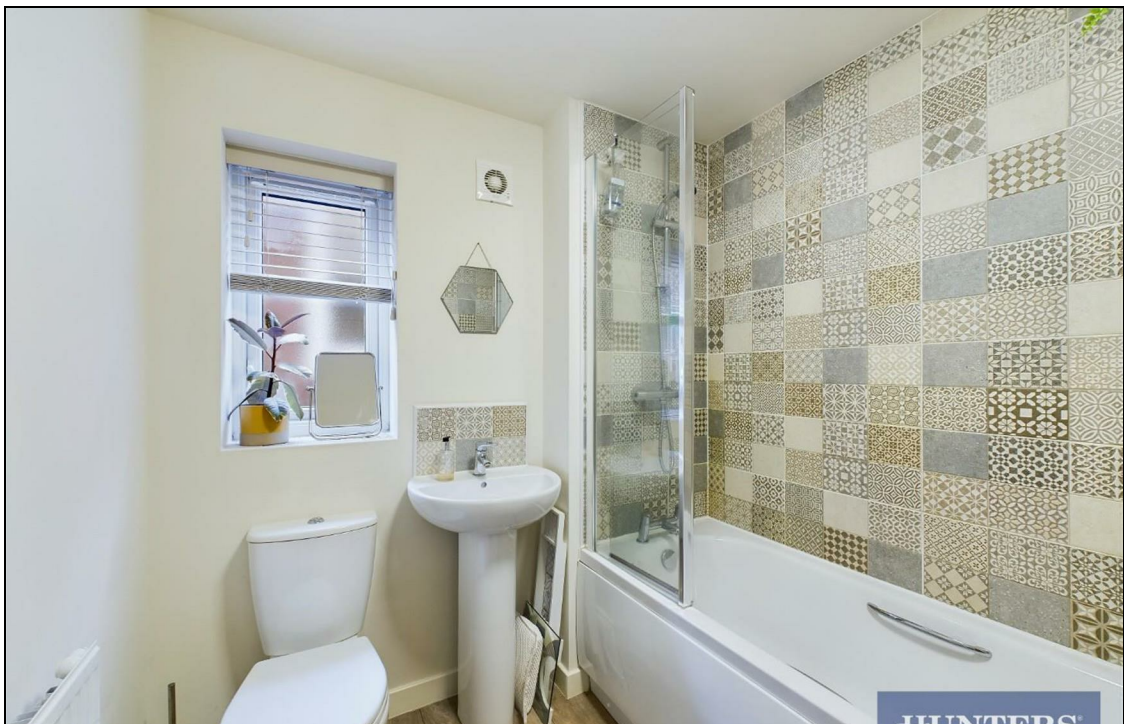
Viewing comes highly recommended to fully appreciate the setting and finish on offer with this two bedroom property. If you wish to book a viewing, please contact our Scarborough Office on 01723336760.

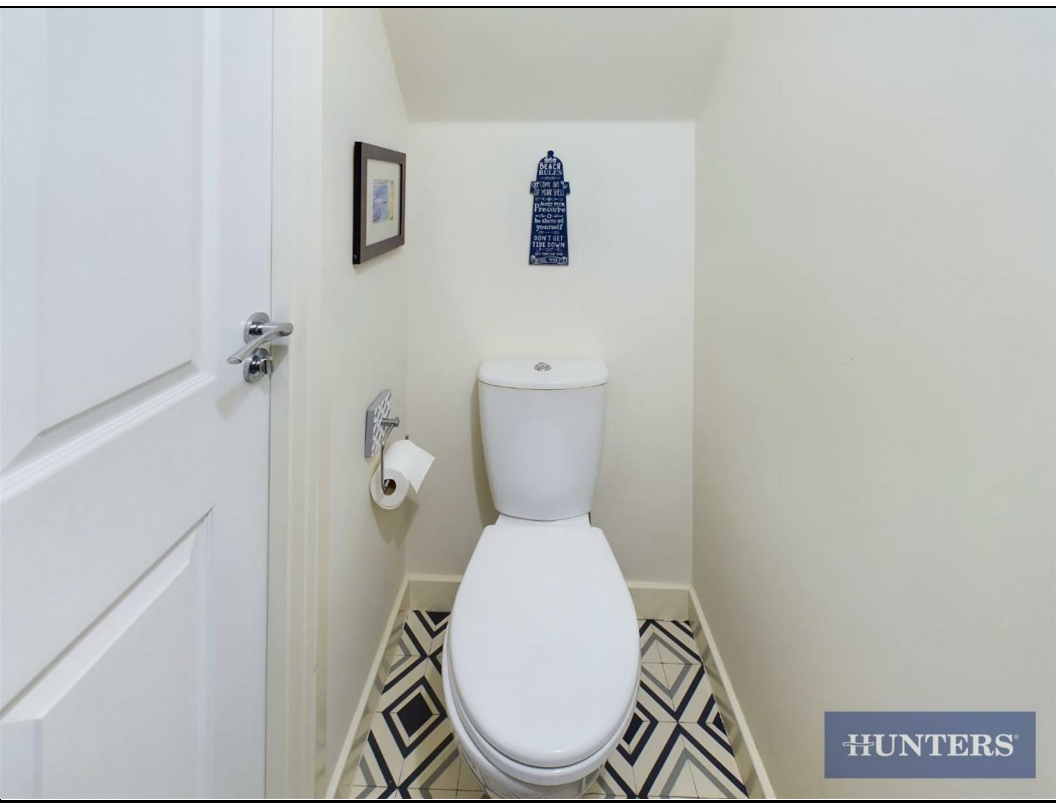


## KEY FEATURES

- TWO BEDROOMS
- SEMI DETACHED HOME
- OFF STREET PARKING
- LAWNED GARDEN WITH SUMMER HOUSE
- SCALBY LOCATION
- EPC Rating: B
- \*\*\* £5,000 Allowance Towards Deposit\*\*\*







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Approximate total area<sup>(1)</sup>  
689.37 ft<sup>2</sup>  
64.04 m<sup>2</sup>

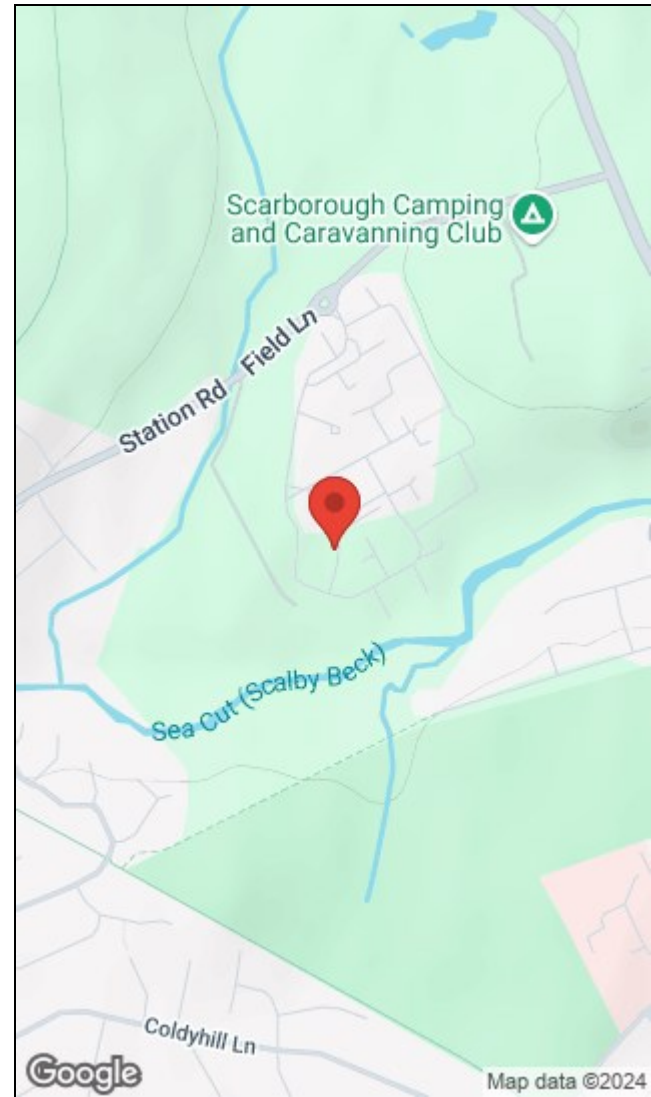
Reduced headroom  
0.39 ft<sup>2</sup>  
0.04 m<sup>2</sup>

(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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>97</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>	(81-91) <b>B</b>	
(69-80) <b>C</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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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