



Granary Way, Scarborough, , YO13 0FE

£375,000

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EXCLUSIVE



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Hunters Exclusive are proud to bring to the market this charming THREE BEDROOM SEMI DETACHED house in the quiet village of Cloughton offering an ideal blend of contemporary living and rural tranquility. The fantastic property features an open-plan living space perfect for family gatherings and entertaining. Each of the THREE SPACIOUS BEDROOMS provides access to JULIET BALCONIES with the master bedroom boasting an EN SUITE for added convenience. The home includes a DOUBLE GARAGE offering ample storage and parking space. A WELL MAINTAINED REAR GARDEN making this house a perfect home for those seeking both modern amenities and a peaceful village lifestyle.

This immaculate property briefly comprises: open plan living space, kitchen/diner and downstairs WC. To the first floor of the home you are presented with a three piece family bathroom and three bedrooms, all providing field views and the master benefiting from an ensuite. To the outside you are welcomed with well maintained gardens and double garage, with loft space for additional storage.

Cloughton has two public houses church and hall all well used for community events and activities. There is a frequent bus service to Whitby, short walk takes you to the sea, Cleveland way and Cinder Track making this a perfect place for walkers and cyclist. For outdoor enthusiasts, Cloughton offers a wealth of recreational opportunities. From hiking along the scenic Cleveland Way to exploring the nearby North York Moors National Park, there's no shortage of adventures to be had in this stunning coastal region.

Call now to arrange a viewing!





Entrance hall  
Tiled flooring, storage cupboard, radiator and power points.

Downstairs toilet  
Double glazed opaque window to side aspect, tiled flooring, part tiled walls, low flush WC, wash hand basin with pedestal and radiator.

Lounge  
Double glazed windows to front and rear aspects, doors to the rear and front aspects, spotlights, stairs to the first floor landing, three radiators, two TV points, two telephone points and power points.

Kitchen  
Double glazed window to side aspect, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated washing machine, integrated dishwasher, integrated fridge/freezer, electric oven, induction hob, extractor hood, spotlights and power points.

First floor landing  
Velux window, radiator, airing cupboard housing boiler, loft access and power points.

Bedroom 1  
Double glazed double doors to Juliet balcony to side aspect, radiator, telephone point, TV point and power points.

En suite  
Velux window, spotlights, tiled flooring, part tiled walls, shaver point, heated towel rail and three piece bathroom suite comprising: fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal.



Bedroom 2  
Double glazed door to front aspect with field views, radiator, telephone point, TV point and power points.

Bedroom 3  
Double glazed doors leading to Juliet balcony to front aspect with field views, radiator, telephone point, TV point and power points.

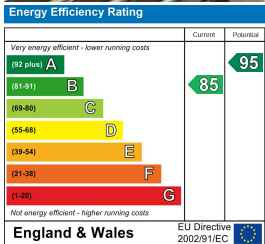
Bathroom  
Velux window, spotlights, tiled flooring, part tiled walls, heated towel rail, shaver point, three piece suite comprising: panel enclosed bath with mixer taps and overhead power shower, low flush WC and wash hand basin with pedestal.

Double garage  
Electric doors, loft space, storage cupboard, power and lighting.

Garden  
Well maintained mainly laid to lawn rear garden.

Material Information Scarborough  
Tenure Type; Freehold  
Annual Service Charge Amount: approx. £160 PA to take care of communal grass  
Council Tax Banding; C





**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 Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1290.27 ft<sup>2</sup>

119.87 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.

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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