



Green Lane, Scarborough

, YO12 6HL

Offers In Excess Of
£650,000



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EXCLUSIVE

Green Lane, Scarborough

DESCRIPTION

HUNTERS EXCLUSIVE are delighted to bring to the market this EXQUISTE DETACHED FAMILY HOME which is set within a SUBSTANTIAL 1/2 ACRE PLOT in the HIGHLY DESIRABLE NEWBY location of Scarborough offering FOUR BEDROOMS, TWO RECEPTION ROOMS, ENSUITE SHOWER ROOM, CONSERVATORY and SPACIOUS OPEN PLAN KITCHEN/DINER. This EXCEPTIONAL PROPERTY benefits from SPACIOUS LIVING throughout, LARGE ATTRACTIVE GARDEN and AMPLE PARKING! This truly stunning home is not one to miss and is brought to the market with NO ONWARD CHAIN!

This charming property offers a welcoming and versatile living space perfect for families and entertaining. The ground floor features an inviting entrance porch that leads into a spacious entrance hall, from which you can access the comfortable lounge and a bright conservatory ideal for various uses such as a reading room or additional sitting area. The property also includes a formal dining room, a convenient WC, and a modern open-plan kitchen diner that combines cooking, dining, and socializing areas seamlessly. On the first floor, there are four well-appointed bedrooms, including a master bedroom with an en suite for added luxury, as well as a family bathroom to serve the remaining bedrooms. The large, extensive gardens are beautifully landscaped and include a serene pond, along with a patio area perfect for outdoor dining and entertaining guests. The property also offer ample parking to the front accessed via an enclosed driveway.

Being located on Green Lane in the ever sought after area of Newby, the property affords excellent access to a wealth of amenities nearby including local shops, supermarket, public house/restaurant, Scarborough hospital as well as a choice of popular junior and secondary schools.

Early internal viewing is essential in order to fully appreciate the space and setting on offer from this well located detached family home.



ROOMS

Entrance Porch

Front door, windows to the front and side aspects and tiled floor.

Entrance Hall

Original Parquet flooring, two radiators, picture rail, coving, stairs to the first floor landing, storage cupboard and power points.

Downstairs WC

UPVC double glazed opaque window to the front aspect, tiled floor, radiator, low flush WC and wash hand basin with vanity unit.

Lounge

UPVC double glazed window to the front aspect, doors to the rear leading into the conservatory, two radiators, gas feature fireplace, TV point and power points.

Conservatory

UPVC double glazed windows to the side and rear aspects, UPVC double glazed doors to the rear aspect, underfloor heating, tiled flooring and power points.

Dining Room

UPVC double glazed bay window to the rear aspect, original parquet flooring, coving, gas feature fireplace, TV point, radiator and power points.

Kitchen/Diner

UPVC double glazed windows to the front and rear aspects, doors to the side and rear aspects, spot lights, radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine, space for fridge/freezer, electric oven and hob and power points.

First floor landing

UPVC double glazed window to the front aspect with far reaching field views, coving, radiator and power points.

Bedroom 1

UPVC double glazed windows to the side and rear aspects, fitted wardrobes, working feature fireplace, radiator, TV point and power points.

En Suite

UPVC double glazed opaque window to the rear aspect, tiled floor, tiled walls, extractor fan, heated towel rail, three piece suite comprising: fully tiled shower cubicle, low flush WC and wash hand basin with pedestal.

Bedroom 2

UPVC double glazed window to the rear aspect, coving, fitted wardrobe, radiator and power points.

Bedroom 3

UPVC double glazed window to the rear aspect, radiator, wash hand basin with pedestal and power points.

Bedroom 4

UPVC double glazed windows to the front and rear aspects, two radiators and power points.

Bathroom

UPVC double glazed opaque window to the front aspect, radiator, tiled walls, extractor fan, three piece suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Garden

Large laid to lawn garden with plant and shrub borders, two sheds, green house, pond, patio area and side entrances.

Parking

Ample driveway parking.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; F





Ground Floor

Approximate total area⁽¹⁾

2195.95 ft²

204.01 m²



Floor 1

(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.

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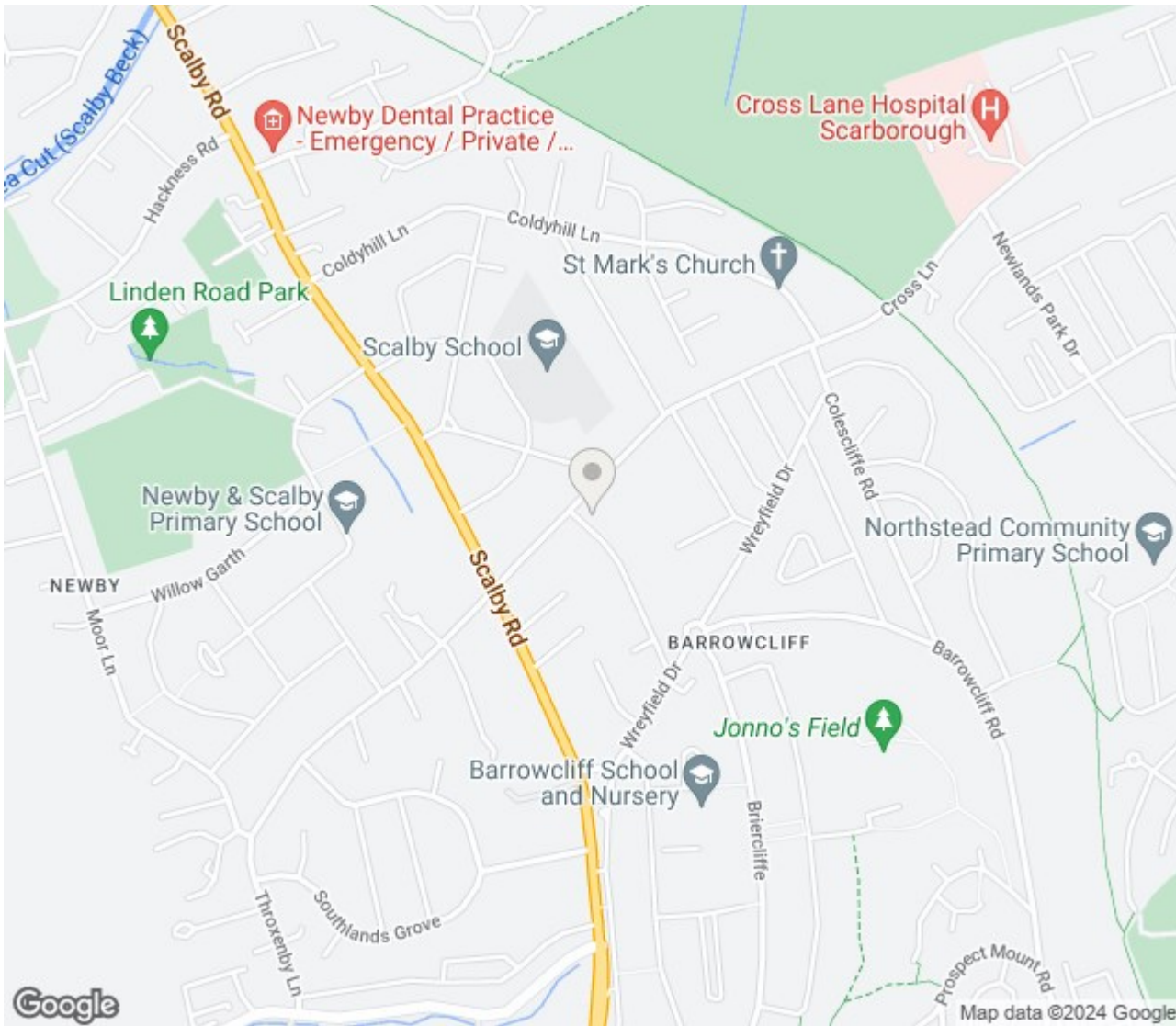


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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