



High Street, Scarborough

YO13 9AJ

Offers Over £375,000



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EXCLUSIVE

High Street, Scarborough

DESCRIPTION

Hunters Exclusive are delighted to bring to the market this WELL PRESENTED DETACHED home located in the PEACEFUL Village of Snainton set on a 1/3 of an ACRE offering THREE/FOUR BEDROOMS, SPACIOUS OPEN PLAN KITCHEN/DINER, ATTRACTIVE LANDSCAPED GARDENS and AMPLE OFF ROAD PARKING. Benefiting from MODERN INTERIOR and COUNTRYSIDE VIEWS creating the PERFECT FAMILY HOME!

This wonderful living accommodation briefly comprises: entrance hall with stairs to the first floor landing, bay fronted lounge with feature log burner, open plan dining/kitchen area, utility room, downstairs bedroom/ dining room and family bathroom. The first floor of the property presents you with three good sized bedrooms and WC. To the outside you are welcomed with well maintained mainly laid to lawned front and rear landscaped gardens with ample off road parking.

Snainton is a picturesque residential village with a range of amenities including two local pubs, village shop, fish & chip takeaway, village hall and primary school, positioned between Pickering and Scarborough on the A170 with excellent transport links via the 128 bus route. The North York Moors National Park lies within 5-10 minutes drive to the north.

Call now to arrange a viewing on 01723 336760!



ROOMS

Entrance Hall

Front door with stained glass window, stairs to the first floor landing, storage cupboard, radiator and power points.

Lounge

Three UPVC double glazed windows to front and side aspects, feature log burner, radiator, TV point and power points.

Utility Room

UPVC double glazed window to rear aspect, plumbed for washing machine, space for tumble dryer and power points.

Kitchen/ diner

UPVC double glazed windows to rear aspect, sky light, double doors to side aspect, tiled splash back. range of wall and base units with roll top work surfaces, sink and drainer unit, space for range oven, gas hob, extractor fan, space for fridge/freezer, storage cupboard, radiators and power points.

Downstairs bedroom/dining room

UPVC double glazed bay window to front aspect. TV point, radiator and power points.

Bathroom

UPVC double glazed windows to side aspect, fully tiled walls, towel radiator and three piece suite comprising: low flush WC, wash hand basin, panel enclosed bath with mixer taps and over head shower.

Bedroom 1

UPVC double glazed window to side aspect, TV point, radiator and power points.

Bedroom 2

Dual aspect UPVC double glazed windows to rear and side aspects, TV point, radiator and power points.

Bedroom 3

UPVC double glazed window to side aspect, TV point, radiator and power points.

WC

Skylight, low flush WC and wash hand basin.

Garden

Large mainly laid to lawn front and rear gardens with shrub borders and patio area.

Parking

Ample off road parking to the rear of the property.

Material Information Scarborough

Tenure Type; Freehold

Council Tax Band: E





Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1408.35 ft²

130.84 m²

Reduced headroom

16.04 ft²

1.49 m²

(1) Excluding balconies and terraces.

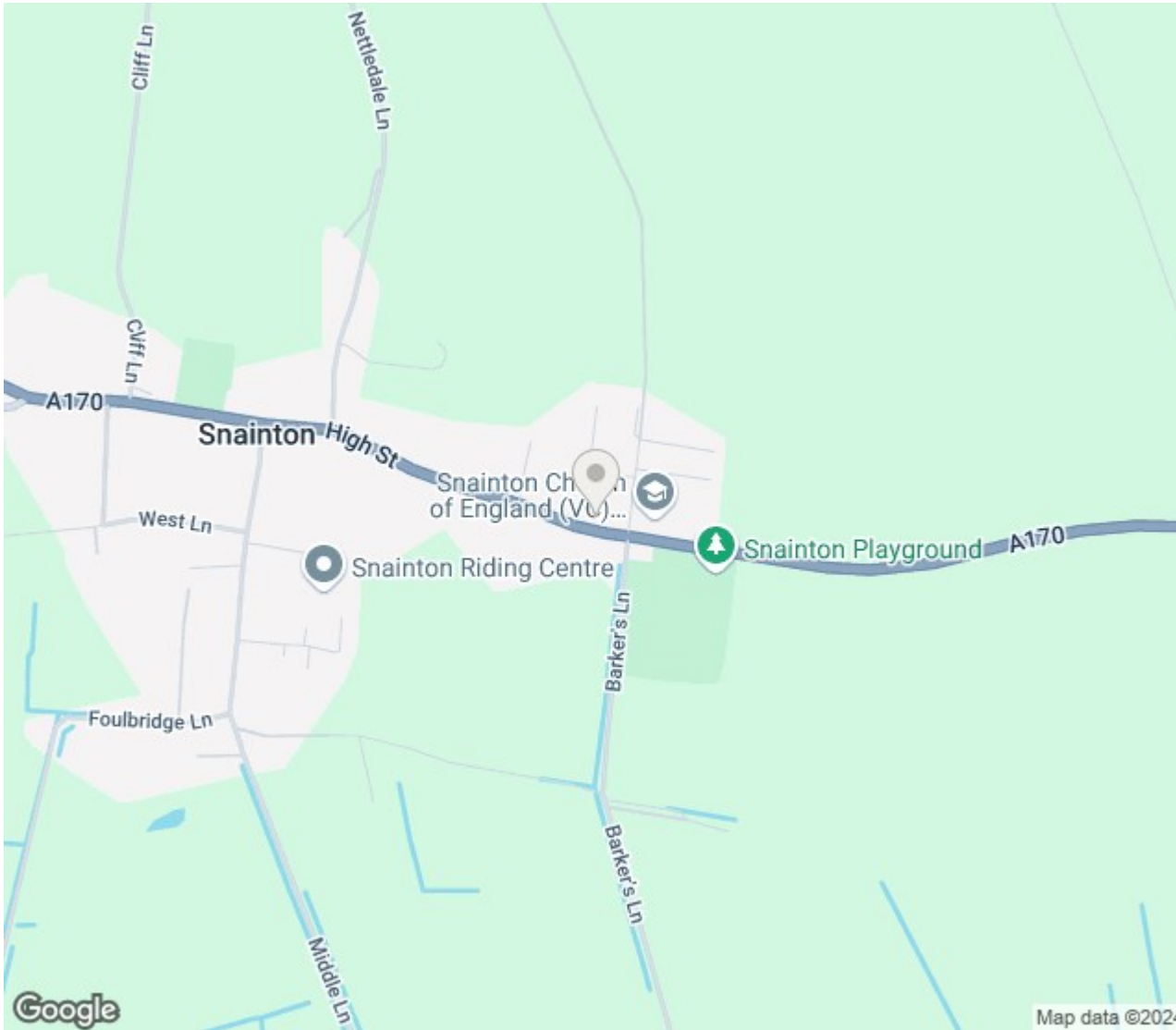
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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