



Kiln Field, Scarborough

YO12 4RX

Asking Price £270,000



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Kiln Field, Scarborough

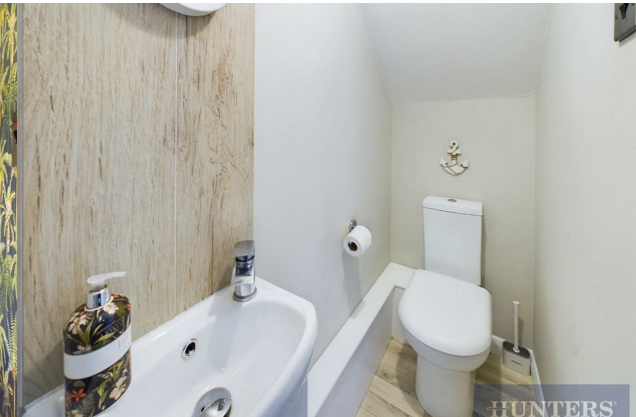
DESCRIPTION

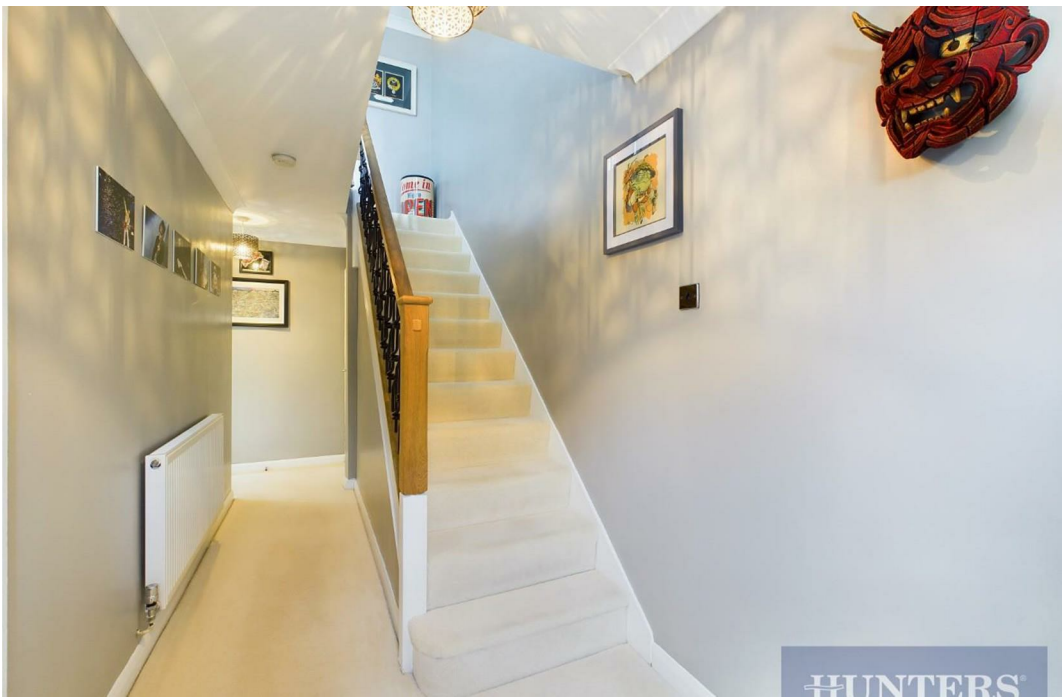
Hunters are pleased to bring to the market this IMMACULATE DETACHED home situated in the idyllic village of Staxton offering THREE BEDROOMS, SPECTACULAR FIELD VIEWS and MODERN INTERIOR. Benefitting from ATTRACTIVE lawned garden, OFF ROAD PARKING and GARAGE creating the ideal home for a range of buyers including couples and families and investors!

As you step through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The lounge is a cosy yet spacious retreat, perfect for relaxing after a long day and the heart of the home is undoubtedly the impressive kitchen diner. This modern, open-plan space is perfect for both everyday family meals and entertaining guests. The kitchen is equipped with high-quality appliances and ample storage, while the island provides additional workspace. The dining area comfortably accommodates a large dining table, making it a great spot for family gatherings. Upstairs, this charming Staxton home offers three well-appointed bedrooms, ensuring ample space and comfort for the entire family. The master bedroom stands out with its luxurious ensuite shower room. The remaining two bedrooms are generously sized and share a stylishly designed family bathroom, featuring modern fixtures and a contemporary aesthetic. Externally, the property features a beautifully landscaped garden, perfect for outdoor relaxation and entertaining, off-road parking and a garage.

Being located in the popular village of Staxton just off the A64 offering a wealth of amenities including a popular junior school only a stones throw away, 24 hour garage, fish restaurant, sports club/playing fields and excellent public transport links.

This beautifully presented three-bedroom house offers the perfect blend of modern living and countryside charm. Boasting an array of desirable features.





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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1142.7 ft²
106.16 m²

Reduced headroom

1.08 ft²
0.1 m²

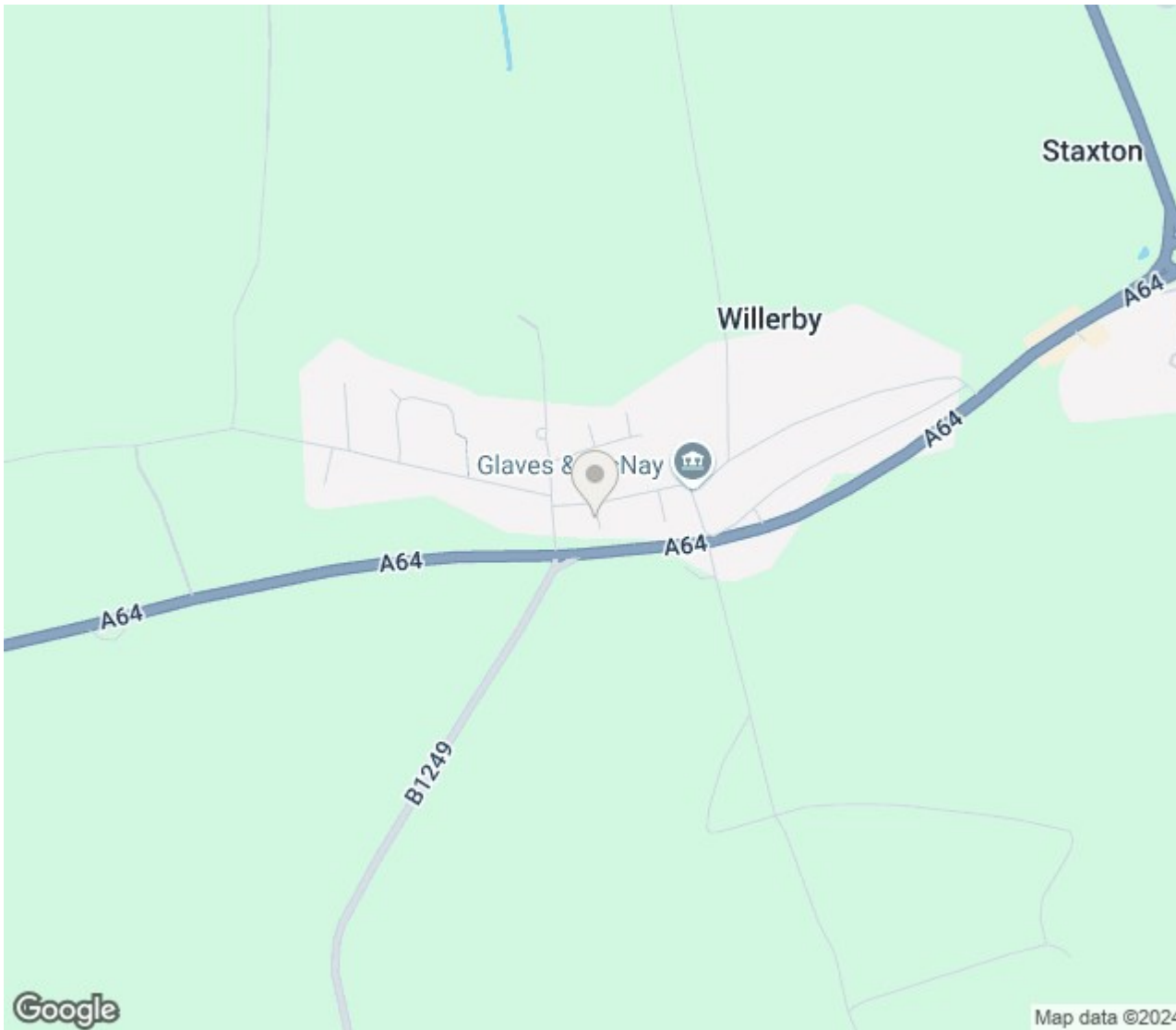
(1) Excluding balconies and terraces

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





ENERGY PERFORMANCE CERTIFICATE

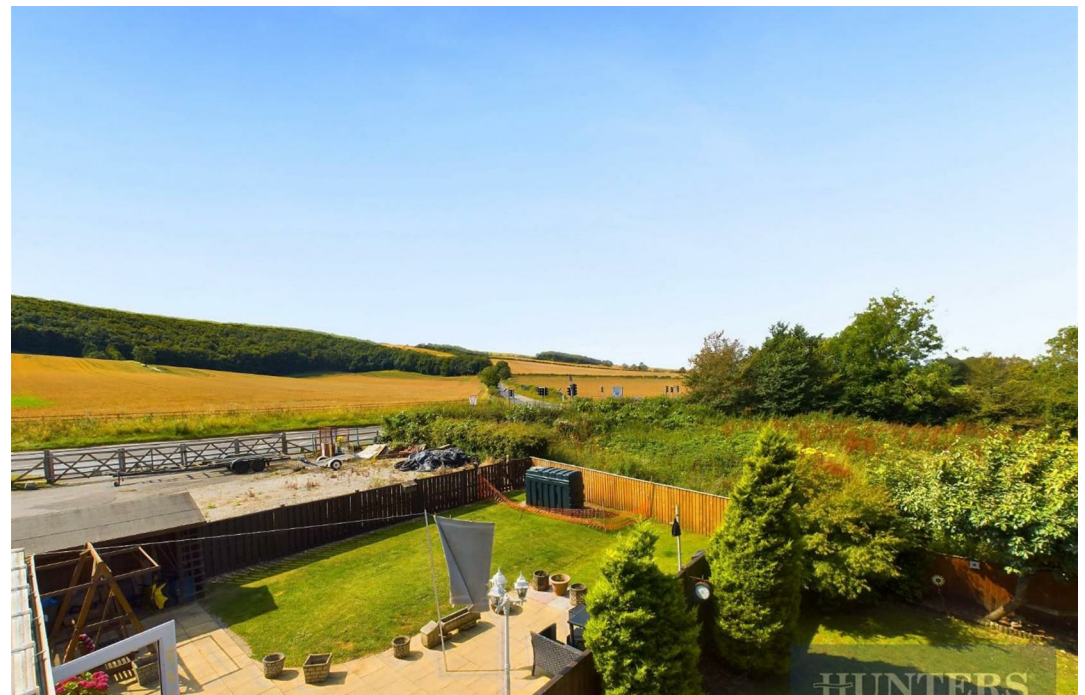
| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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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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.