



## Main Street, Irton, Scarborough, YO12 4RJ

- Village Location
- Field Views
- Wood Burning Stove In Lounge
- Three Bedrooms
- Professionally Boarded Out Loft With Power And Lighting
- Off Road Parking

**Asking Price £280,000**



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## DESCRIPTION

Hunters are delighted to bring to the market this WELL PRESENTED semi detached home located in the HIGHLY SOUGHT AFTER peaceful village of IRTON offering FIELD VIEWS, THREE BEDROOMS, UTILITY ROOM and GARAGE. Situated on a GENEROUS SIZED PLOT creating the ideal home for a range of buyers including couples, families and many more.

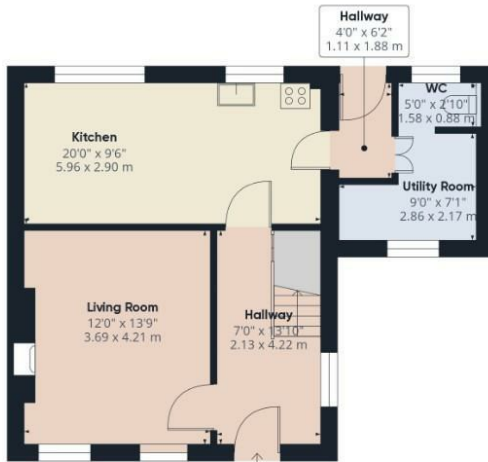
This attractive living accommodation briefly comprises: entrance hall with stairs to the first floor landing, lounge with log burner, open plan kitchen/diner with access to the utility room with downstairs toilet. To the first floor of the property you are presented with three bedrooms and a family bathroom with four piece suite. The outside welcomes you with a large rear mainly laid to lawn garden with field views, off road parking for two vehicles and garage.

Located in the peaceful village of Irton the property is situated within close proximity to a regular bus route, the property provides easy commuting to Scarborough Town Centre, Pickering and surrounding villages. Furthermore, a wealth of amenities and attractions can be found nearby at Seamer Village including local shops, eateries, a post office and a popular junior school. Seamer benefits from a highly convenient railway service providing easy access to Scarborough, York and beyond.

Call now to arrange a viewing to avoid disappointment!







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 973.92 ft<sup>2</sup>  
 90.48 m<sup>2</sup>

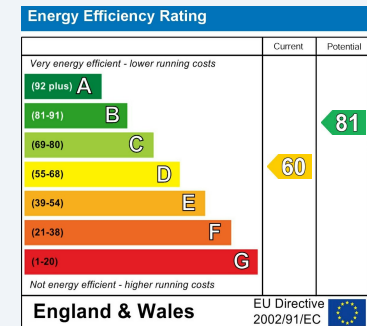
(1) Excluding balconies and terraces

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

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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