



**Main Street, Scarborough**  
YO12 4RJ

**Asking Price £280,000**

**HUNTERS<sup>®</sup>**  
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# Main Street, Scarborough

## DESCRIPTION

Hunters are delighted to bring to the market this IMMACULATELY presented THREE-BEDROOM SEMI-DETACHED HOME, located in the HIGHLY SOUGHT AFTER and peaceful village of Irton. Occupying a GENEROUSLY SIZED PLOT with BEAUTIFUL OPEN FIELD VIEWS, this property offers a perfect blend of countryside charm and modern convenience—an ideal purchase for couples, families, and a wide range of buyers.

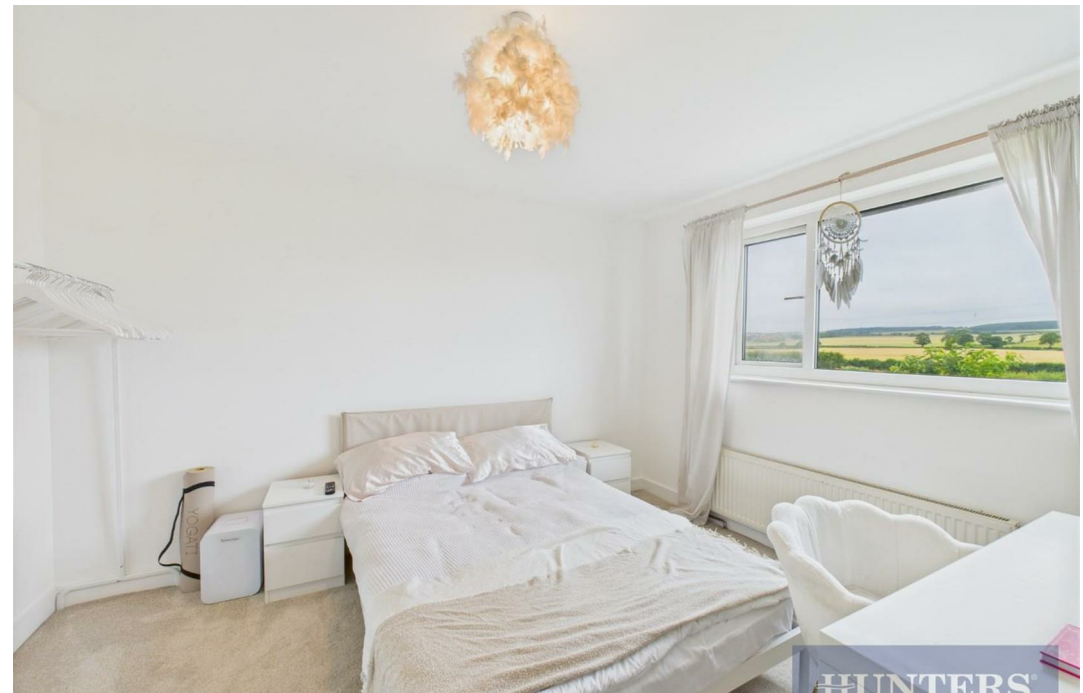
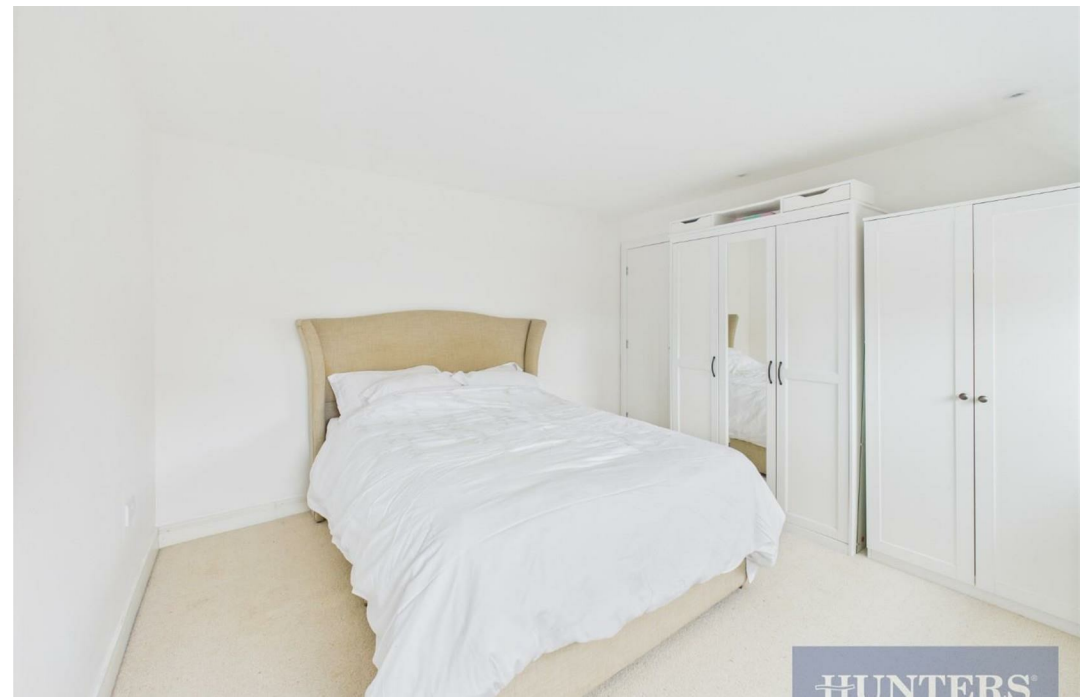
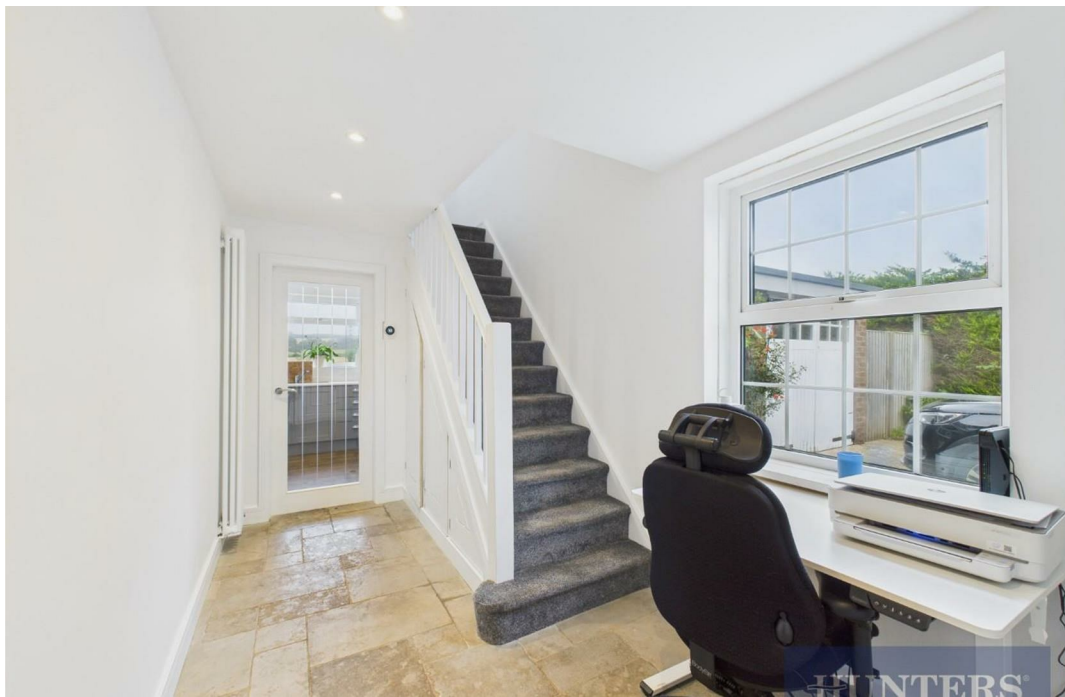
This attractive home features a welcoming entrance hall with staircase to the first floor, a spacious lounge with a cosy log burner, and an open-plan kitchen/dining area with access to a separate utility room and downstairs WC. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom with a four-piece suite.

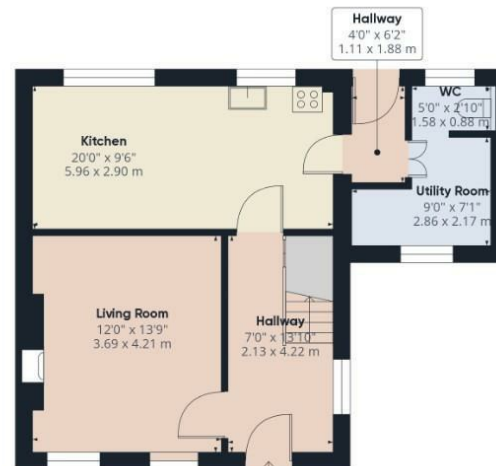
Externally, the property boasts a substantial rear garden mainly laid to lawn, providing a peaceful setting with open field views—perfect for outdoor entertaining or relaxation. The front of the property features a lawned garden, off-road parking for two vehicles, and access to the integral garage.

Situated in the tranquil village of Irton, this home is ideally located close to a regular bus route and offers excellent commuter links to Scarborough, Pickering, and surrounding villages. Nearby Seamer Village provides a range of local amenities including shops, eateries, a post office, and a well-regarded junior school. Seamer railway station also offers convenient access to Scarborough, York, and beyond.

Viewings are highly recommended—call Hunters today to arrange yours and avoid disappointment!







Ground Floor



Floor 1

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

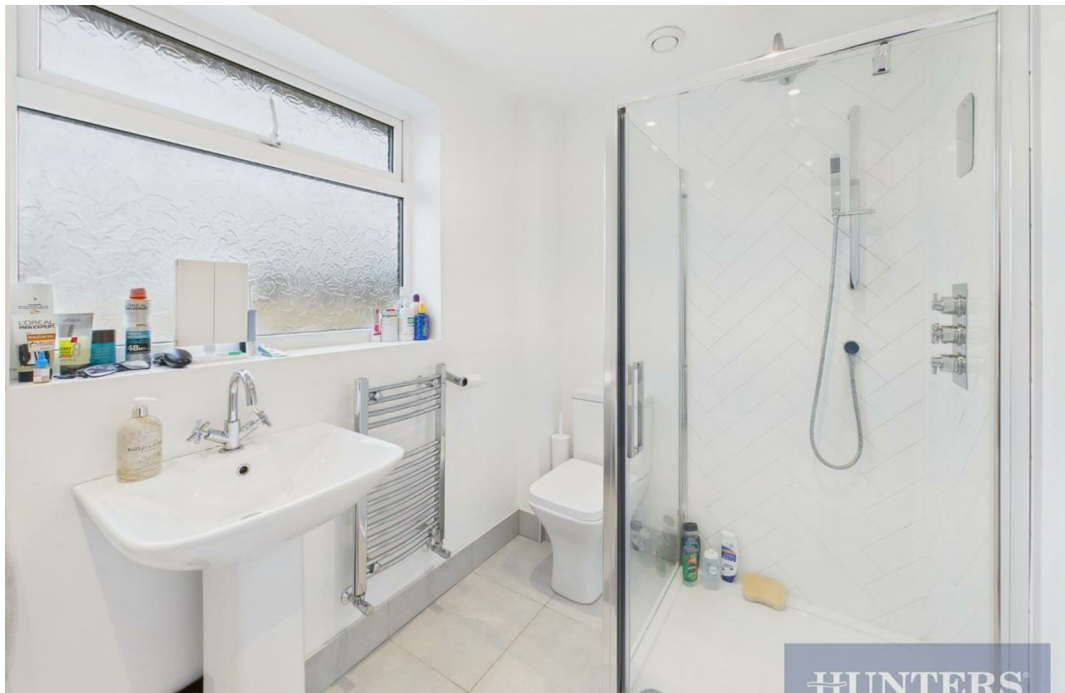
973.92 ft<sup>2</sup>

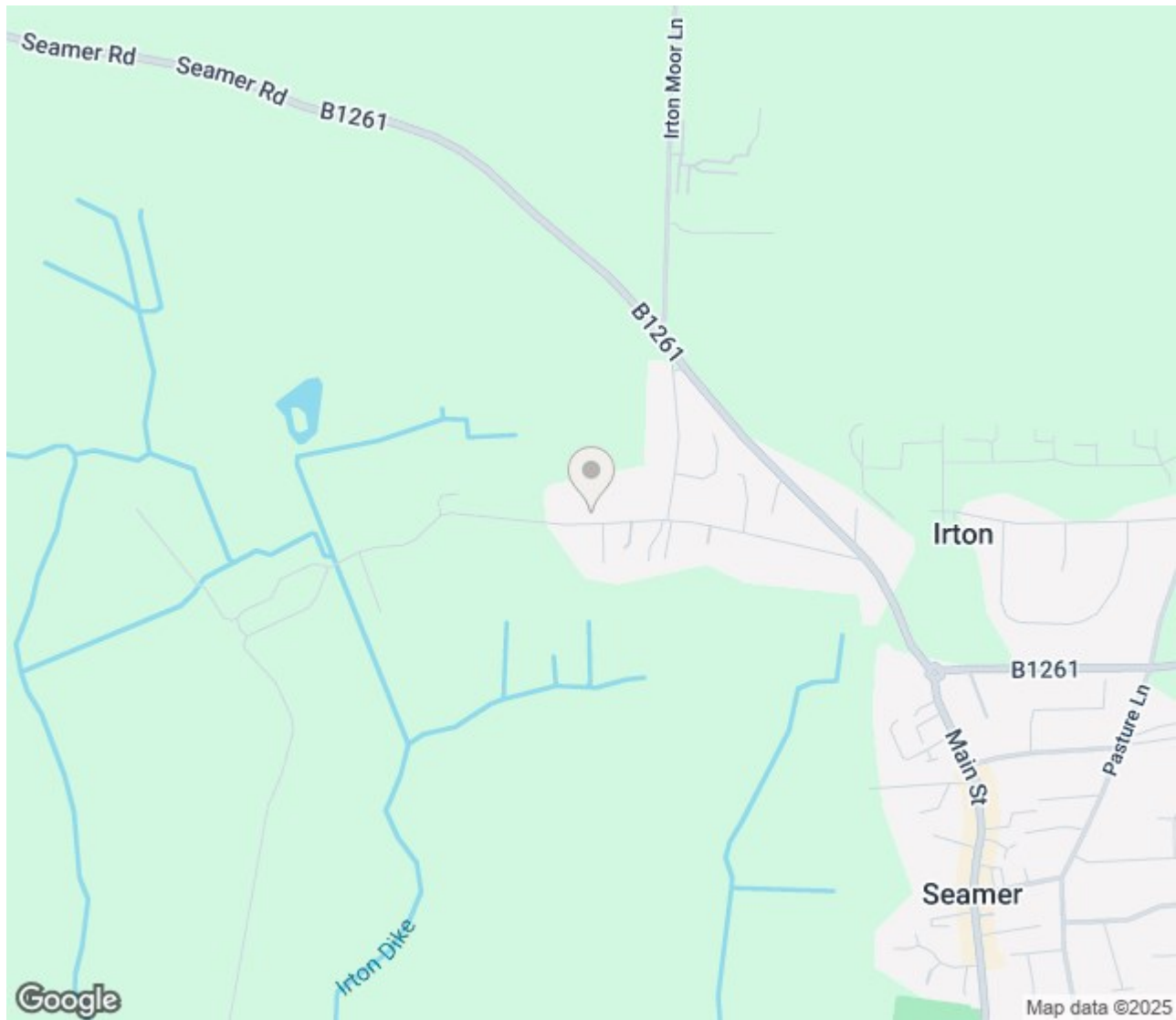
90.48 m<sup>2</sup>

(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.

GIRAFFE 360





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.