



**Barleycroft, Scarborough**

YO11 3AR

**£360,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Barleycroft, Scarborough

## DESCRIPTION

Welcome to this charming detached house located in the picturesque area of Barleycroft, Scarborough. This spacious four-bedroom house offers a perfect blend of comfort and style, ideal for modern family living. Upon entering, you're greeted by a hallway leading to the living room featuring a fireplace, this leads onto an open-plan living and dining area, bathed in natural light, creating a welcoming space for relaxation and entertaining. The large kitchen is a standout feature, perfect for cooking enthusiasts, with generous counter space, modern appliances, and a cozy breakfast nook. The home includes two well-appointed bathrooms, ensuring convenience for a busy household.

Step outside to discover the lovely garden with a decked area, ideal for relaxing in the fresh air or hosting summer barbecues. This outdoor space serves as a peaceful retreat, perfect for both quiet mornings and lively gatherings. The property's layout and design offer a perfect blend of functionality and style, with its open-plan living areas, large kitchen, and thoughtfully arranged bedrooms. Whether you're enjoying time indoors or unwinding in the garden, this house truly feels like a wonderful place to call home, offering comfort and charm in every corner. The property also boasts a garage and private driveway, offering ample parking and storage, enhancing the home's practicality and appeal.

Don't miss out on the opportunity to own this delightful property in Barleycroft, Scarborough. Book a viewing today and envision the endless possibilities this house has to offer.

- Four Bedrooms
- Large Kitchen
- Open Plan Living/Dining Room
- Separate Living Room
- Two Bathrooms
- Garage and Parking





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HERE TO GET YOU THERE

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

1592.84 ft<sup>2</sup>  
147.98 m<sup>2</sup>

**Reduced headroom**

4.84 ft<sup>2</sup>  
0.45 m<sup>2</sup>

(1) Excluding balconies and terraces

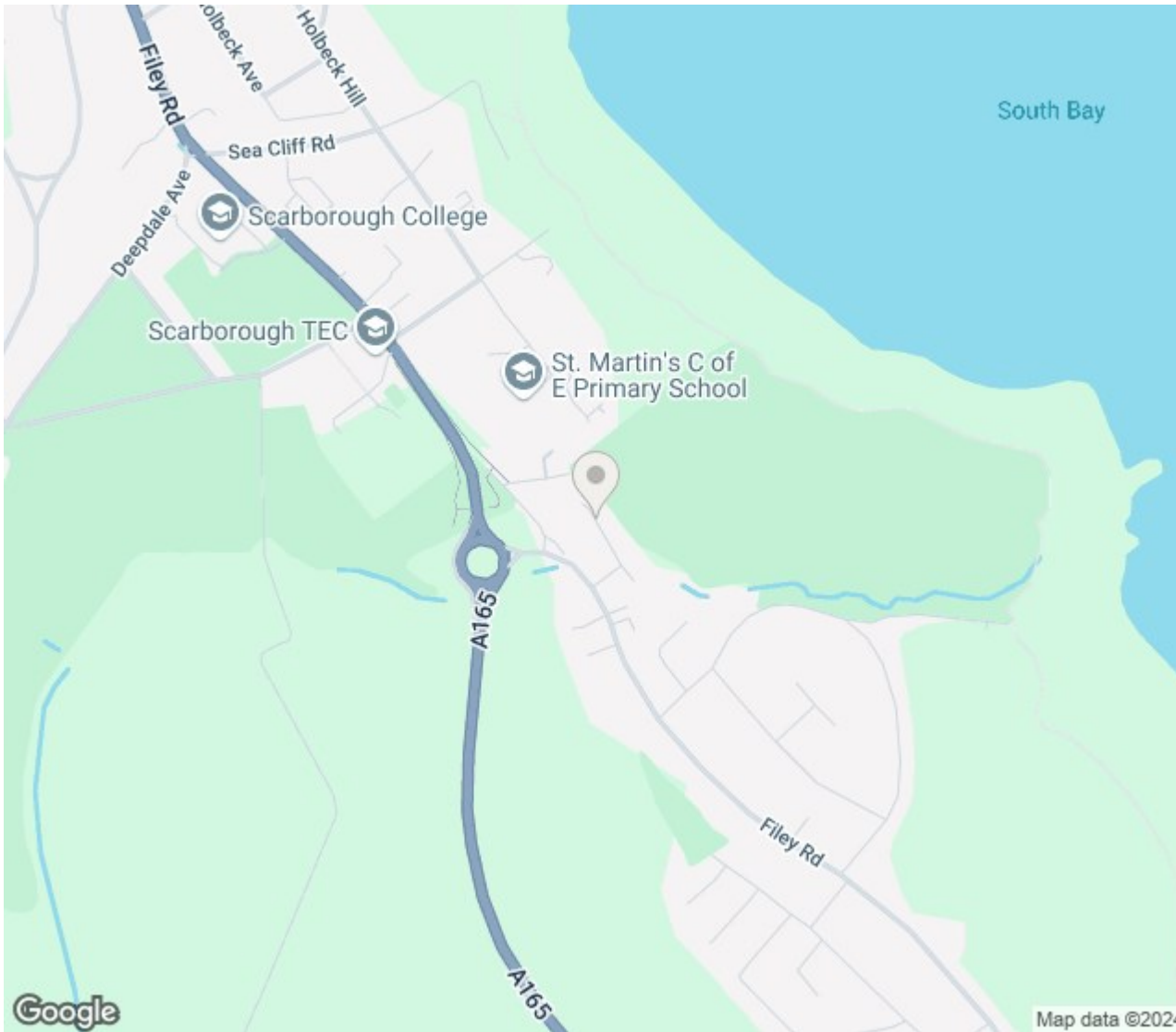
Reduced headroom  
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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