



HUNTERS[®]

HERE TO GET *you* THERE

3 | 1 | 1 | 3 D

HUNTERS[®]

Throxenby Lane, Scarborough

Offers In Excess Of £290,000



HUNTERS[®]
HERE TO GET *you* THERE

Welcome to Throxenby Lane, Scarborough a charming and sought-after location for this delightful semi-detached house. Designed with both functionality and comfort in mind, this inviting home offers three bedrooms, providing ample space for the whole family. One of the bedrooms is currently being used as a home office, offering a practical solution for those who work from home or require additional space for hobbies, making it a versatile and adaptable living arrangement that suits modern lifestyles.

The spacious living/dining room is an ideal setting for family gatherings or entertaining friends, offering plenty of room for a large dining table as well as a comfortable lounging area, with French doors leading out to the garden. The kitchen has ample counter space to modern appliances, creating a perfect environment for everyday cooking or hosting special occasions. The property also features a modern bathroom, designed for convenience and comfort, providing a tranquil space to unwind and refresh after a busy day.

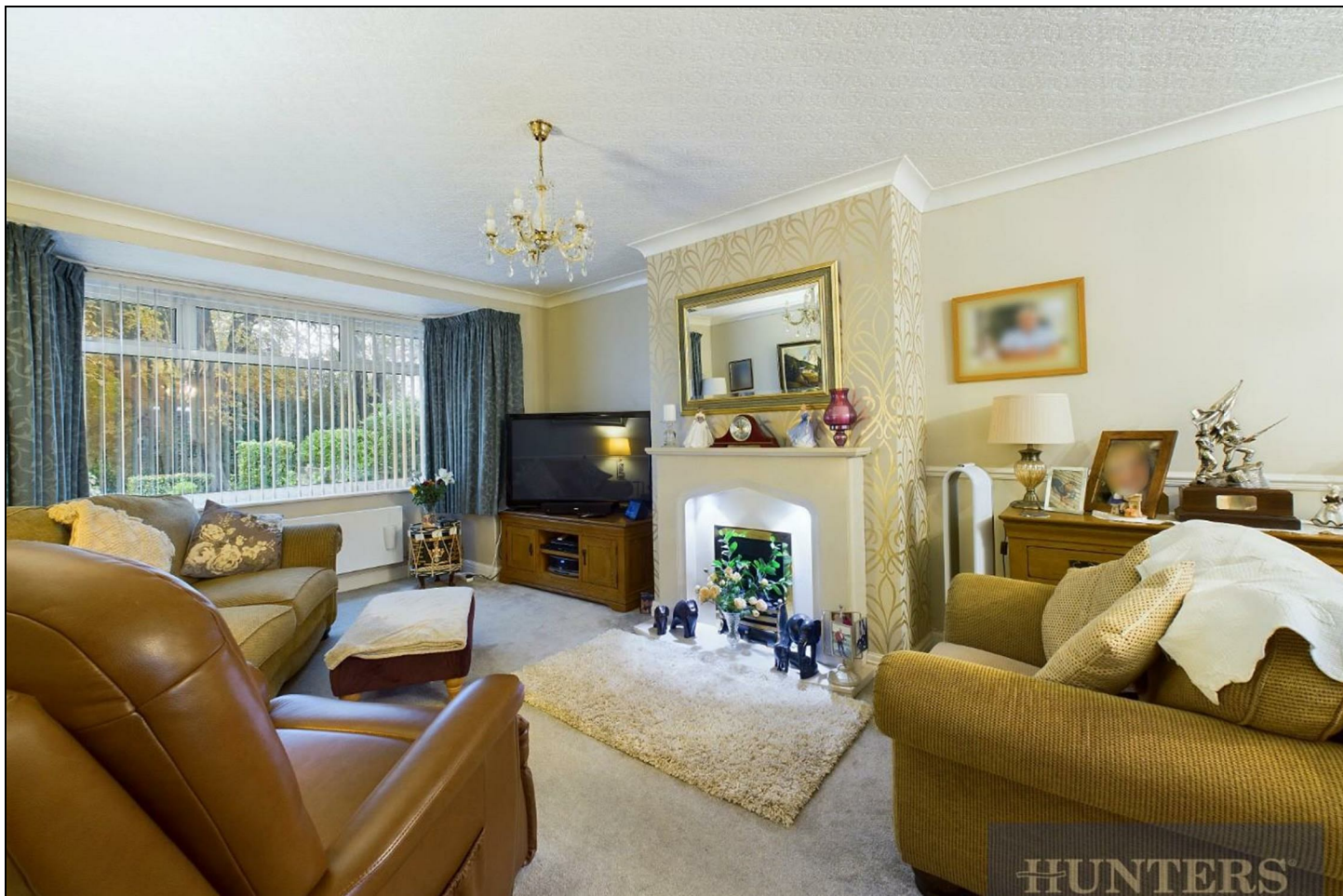
Stepping outside, you'll find a well-maintained garden, offering a peaceful retreat for outdoor activities or relaxing in the fresh air. Whether you're looking to create a play area for children, a spot for gardening, or a space for alfresco dining, the garden is versatile and inviting. The property also benefits from a garage and off-road parking, ensuring plenty of secure parking and storage options for vehicles or other belongings.

This property is perfectly suited for families, professionals, or anyone seeking a home that combines comfort, versatility, and an excellent location offering the best of both indoor and outdoor living spaces. The area is well-served by schools, parks, and convenient shops, making it an ideal place for those looking for a quiet yet connected lifestyle. With easy access to Scarborough's town centre and nearby countryside, Newby combines the best of coastal living with a relaxed suburban vibe.

Don't miss this opportunity!

KEY FEATURES

- Large Kitchen
- One Living/Dining Room
- Three Well Sized Bedrooms
- Modern Family Bathroom
- Garden With Paved Area
- Garage & Parking

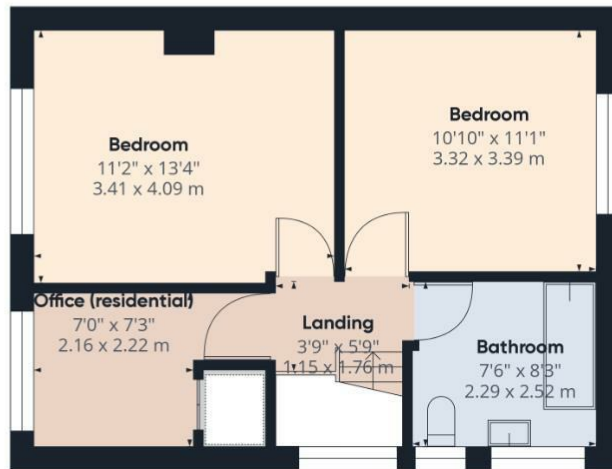








Ground Floor



Floor 1



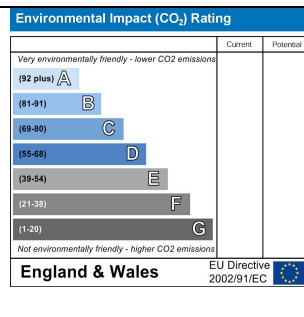
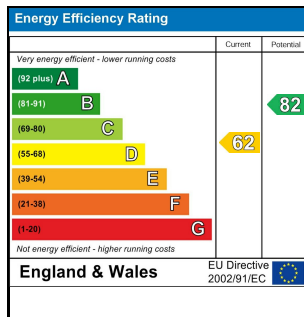
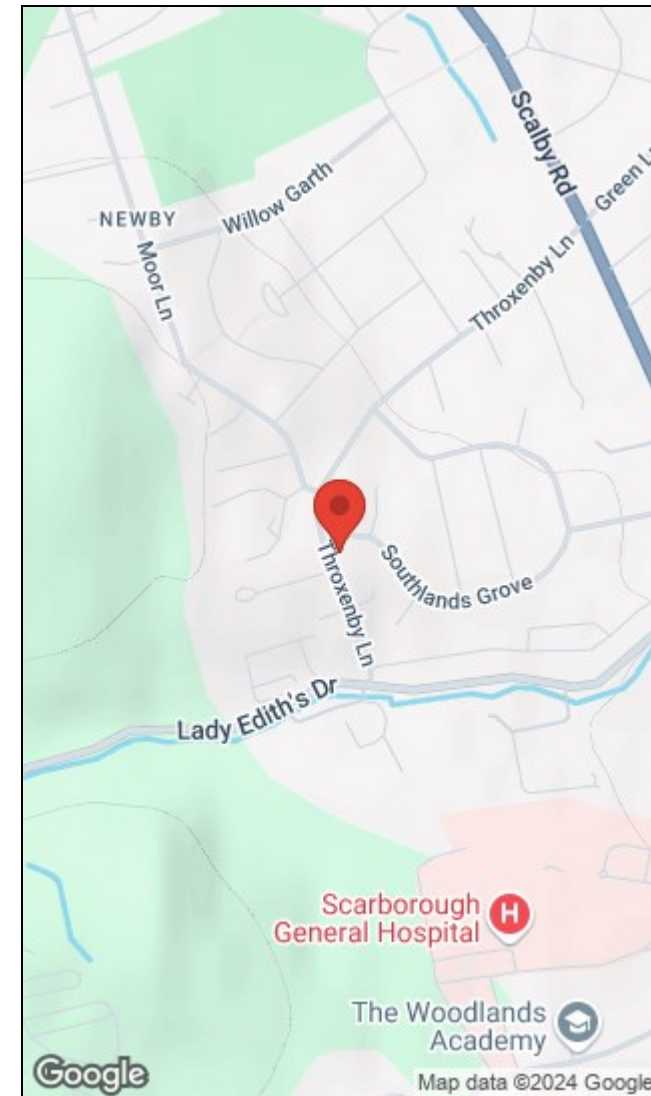
Approximate total area⁽¹⁾
 890.4 ft²
 82.72 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
 scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 894 7004 00 with the written consent of Hunters Franchising Limited.