



**Sea View Drive, Scarborough**

YO11 3HY



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**Offers In The Region  
Of £365,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Sea View Drive, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to present this IMPRESSIVE DETACHED house which offers a perfect blend of contemporary design and practicality, with an OPEN PLAN KITCHEN/DINING ROOM, TWO RECEPTION ROOMS, THREE BEDROOMS and TWO BATHROOMS, benefitting from NO ONWARD CHAIN this property is not one to miss!

The ground floor features a large open-plan kitchen/dining/living area, ideal for family gatherings and entertaining, it also has French doors which lead out to the garden. The property also features a separate utility room and a downstairs WC. A second living room provides a cosy retreat, while a dedicated office space offers the flexibility needed for work or study.

Upstairs, the home offers a thoughtfully designed layout, featuring a spacious master bedroom complete with a private ensuite shower room. In addition, there are two generously sized bedrooms, perfect for family members, guests, or even creating a hobby or study space. Completing the upper floor is a modern family bathroom, equipped with stylish fixtures and fittings to meet the needs of a busy household.

Outside, the property features a patio area perfect for outdoor dining, leading to a large, ascending garden with a charming summer house, with spectacular views, making it an ideal retreat for relaxation. There is also parking for two cars on the driveway.

This property is not just a house; it is a place where memories can be made and cherished. Sea View Drive is a highly desirable location, as the name suggests, many properties along this sought-after road enjoy breathtaking views of the sea, creating a tranquil and picturesque setting. Located within easy reach of local amenities, schools, and leisure facilities, Sea View Drive combines convenience with a peaceful lifestyle. The area is known for its well-maintained homes, friendly community atmosphere, and proximity to scenic walking trails along the coast.

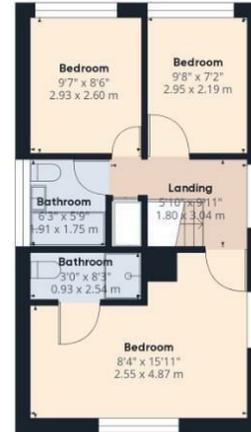
Don't miss out on the opportunity to view this stunning property!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1283.7 ft<sup>2</sup>

119.26 m<sup>2</sup>

Reduced headroom

13.92 ft<sup>2</sup>

1.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

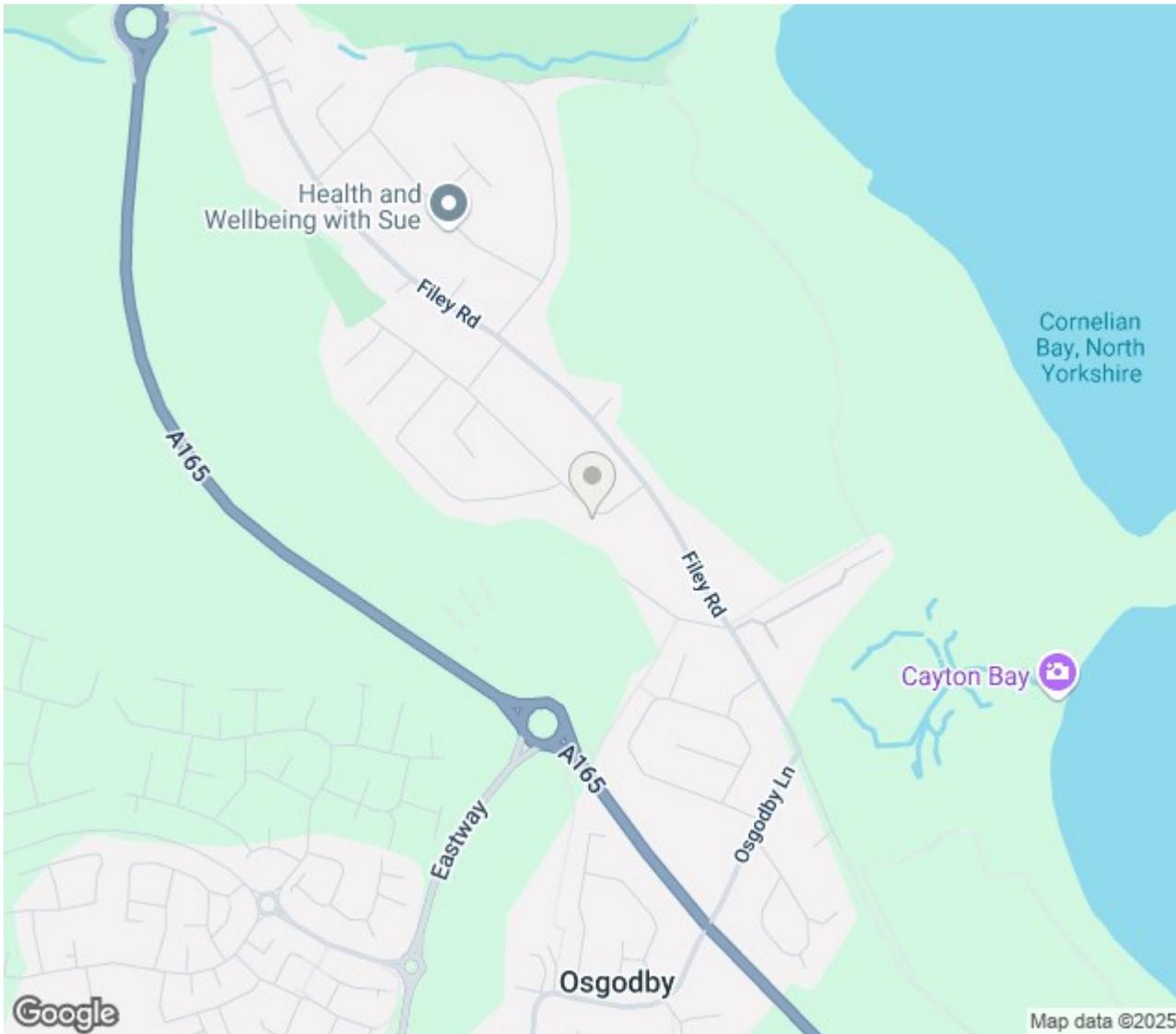
Below 5 ft/1.5 m

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>67</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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