



HUNTERS[®]

Station Road, Scarborough

, YO13 0PU

**Offers In Excess Of
£800,000**

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EXCLUSIVE

Station Road, Scarborough

DESCRIPTION

Hunters Exclusive are proud to bring to the market this **MAGNIFICENT PERIOD FAMILY HOME** set in **GENEROUS SIZED GROUNDS** WITH AN **ABUNDANCE OF CHARACTERFUL FEATURES** offering **FIVE BEDROOMS, FOUR RECEPTION ROOMS, CONSERVATORY, ARBORETUM** and **CONVERTED COACH HOUSE** with the potential to convert into a self contained apartment making this the ideal property for a range of buyers including multigenerational living.

This phenomenal abode briefly comprises of: entrance hall with storage cupboards, one with plumbing for a WC, snug with feature fireplace, lounge leading through to the study/drawing room, dining room with cellar access, spacious kitchen/diner with window seat, utility room, bright and airy conservatory and arboretum. The first floor welcomes you with five substantially sized bedrooms, master benefitting from en suite bathroom, family bathroom with three piece suite and separate WC. To the outside you are presented with breath taking private grounds offering laid to lawn rear garden, terrace patio area, matured plants and a separate converted coach house with the potential to turn into residential accommodation and garage. To the front of the property you are greeted by off road parking for multiple vehicles. Below the property is a three roomed wine cellar.

This beautiful property is in close proximity to the North Yorkshire countryside whilst also being nearby to a range of amenities including schools and shops. It is well placed for the tennis courts, bowling green, local public houses, restaurants, church doctors and hairdressers, as well as offering excellent access to dog walking along Scalby beck and the old Scarborough to Whitby railway line.

Internal viewings are highly recommended, call today to book your appointment!



ROOMS

Entrance Hall

Front door, laid wood style flooring, radiator, coving, storage cupboard with wash hand basin, radiator and plumbing for WC.

Snug

Bay window to the side aspect, two radiators, door leading to conservatory, gas feature fireplace and power points.

Lounge

Bay window to the rear aspect, coving, two radiators, feature fireplace, TV point and power points.

Study/Drawing Room

Bay window to the rear aspect, door leading to the garden, bay window to the side aspect, coving, two radiators and power points.

Dining Room

Two windows to the front aspect, storage alcove, coving, feature fireplace, two radiators, access to cellar and power points.

Kitchen/Diner

Bay window with window seat to the rear aspect, coving, partially laminated laid wood style flooring, partially carpeted flooring, door to the side aspect, double radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, integrated fridge/freezer, integrated electric oven, integrated electric hob, extractor hood and power points.

Utility Room

Window to the front aspect, lino flooring, partially tiled walls, two combi boilers, tiled splash back, space for dishwasher, space for tumble dryer, sink and drainer unit and power points.

Conservatory

Windows to the front, side and rear aspects, tiled flooring and power points.

Lobby

Tiled flooring, coving and stained glass door leading to arboretum.

Arboretum

Windows to the side and rear aspects, sliding door to the rear aspect leading to garden, tiled flooring and power points.

Internal Hall

Stairs to first floor landing, wooden flooring, two radiators, telephone point, storage cupboard and power points.

First Floor Landing

Window to the front aspect, storage cupboard, radiator, loft access and power points.

Upstairs WC

Opaque window to the front and side aspects, coving, radiator, wash hand basin with tiled splashback and low flush WC.

Bedroom

Window to the side aspect, coving, fitted wardrobes, two radiators, telephone point and power points.

En suite

Window to the rear aspect, heated towel rail, radiator, power points and four piece suite comprising of: fully tiled shower cubical with power shower, panel enclosed bath with mixer taps, low flush WC and wash hand basins with vanity units.

Bedroom

Window to the side aspect, bay window to the rear aspect, sink with pedestal, coving, fitted wardrobes, two radiators, TV point and power points.

Bedroom

Bay windows to the front and side aspects, coving, feature fireplace, radiator, TV point and power points.

Bedroom

Two windows to the front aspect, coving, radiator and power points.

Bedroom

Bay windows to the side and rear aspects, two radiators, access to storage hallway with stairs down ground floor and power points.

Bathroom

Opaque window to the front aspect, coving, radiator, storage cupboard, partially tiled walls and three piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Cellar

Three rooms, consumer unit and power points.

Garden

Mainly laid to lawn with plant and shrub borders, patio terrace area, outside tap, outside lights, side and rear entrance and greenhouse with power.

Coach House

Stable

Barn door to the side aspect, UPVC double glazed window to the rear aspect, radiator, stairs to coach house and power points.

Room One

Two velux windows, UPVC double glazed window to the front aspect, two radiators, telephone point and power points.

Room 2

Two velux windows, base units with sink and drainer unit, extractor fan and power points.

Bathroom

Radiator, panel enclosed bath with mixer taps, wash hand basin with vanity unit and low flush WC.

Garage

Electric up and over door and power and lighting.

Parking

Driveway for multiple vehicles.

Agents Notes

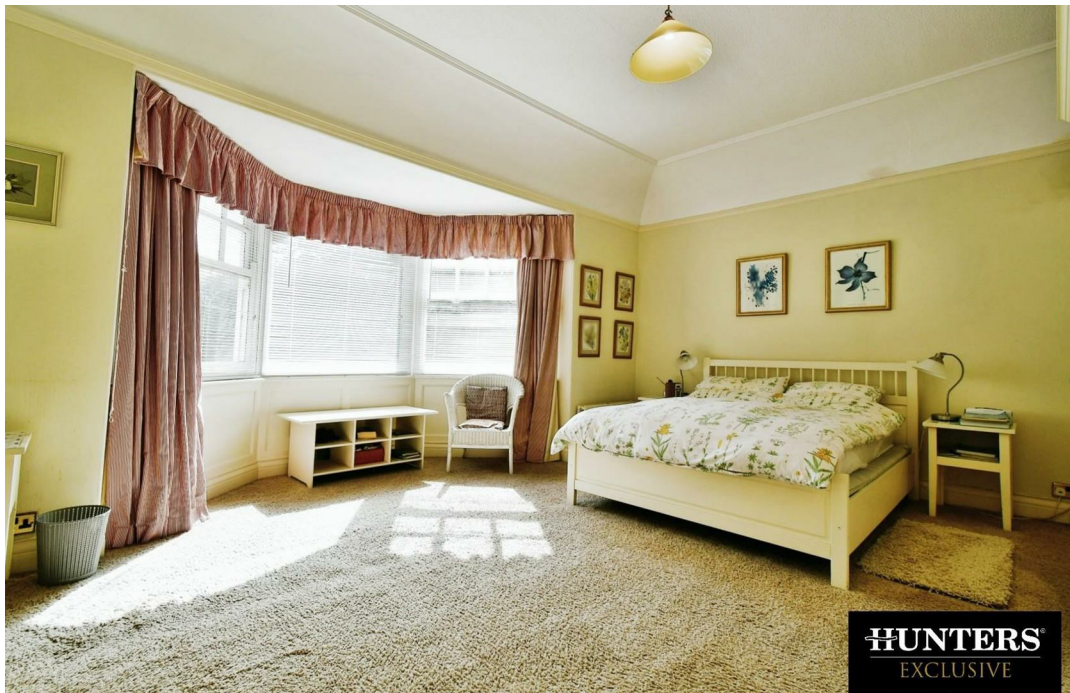
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EPC- E
Freehold



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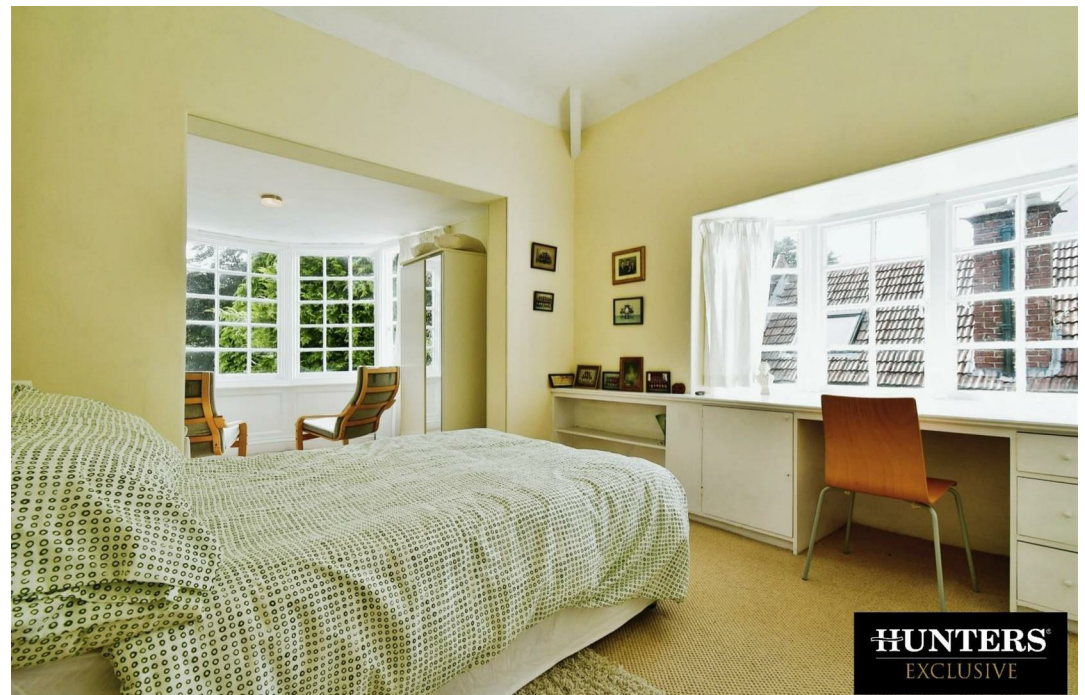
Total floor area 546.3 sq.m. (5,493 sq.ft.) Approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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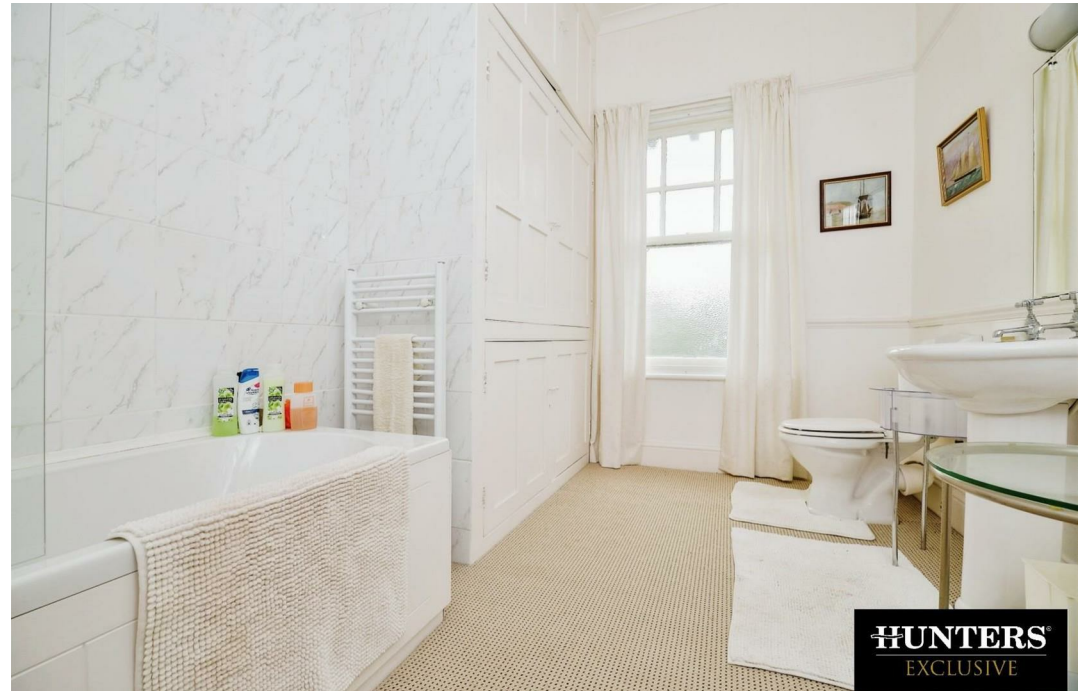
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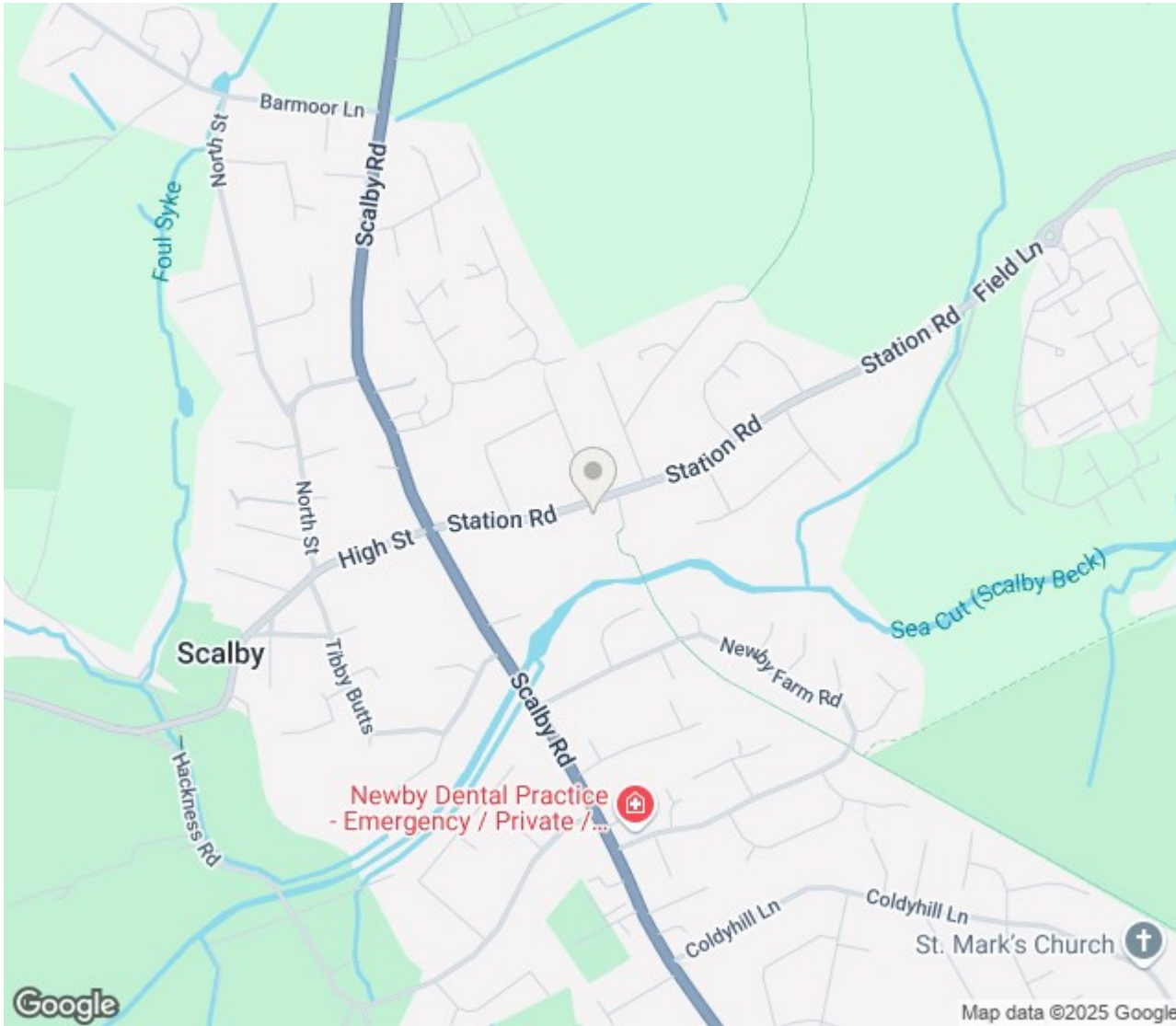


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

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





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