

**Carr House Lane, Scarborough**

**Offers In The Region Of £295,000**





# Carr House Lane, Scarborough

## DESCRIPTION

Hunters are proud to bring to the market this spacious detached dormer bungalow situated on a substantial sized plot with untapped potential for expansion. Benefitting from three/four bedrooms, large living area, enclosed rear garden and ample off road parking creating the ideal home for a range of buyers.

This bright and airy abode briefly comprises of: entrance porch leading to generous sized hallway, dual aspect living room with feature fireplace, dining room/potential bedroom, master bedroom with bay window to the rear, sizeable kitchen/diner, sunroom/utility, downstairs WC and modern family shower room with three piece suite. To the upstairs you are welcomed by two further bedrooms and extensive attic space with potential to expand one of the bedrooms further or add an ensuite. The outside welcomed by a laid to lawn rear garden with mature fruit trees, patio area, summer house, greenhouse and shed, to the front of the property is a further laid to lawn garden, ample off road parking and garage.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work.

Call now to arrange a viewing!

- Three/Four Bedroom Detached Dormer Bungalow
- Extensive Off Road Parking
- Garage
- Village Location
- Substantial Plot
- No Onward Chain











Ground Floor



Floor 1



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

2090.7 ft<sup>2</sup>  
194.23 m<sup>2</sup>

Reduced headroom

425.7 ft<sup>2</sup>  
39.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

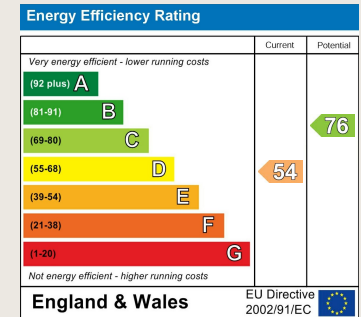
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.

01723 336760

33 Huntriss Row, Scarborough, YO11 2ED

scarborough@hunters.com