



Howgate Drive, Scarborough
YO11 3FL

Offers In Excess Of
£100,000



Howgate Drive, Scarborough

DESCRIPTION

Hunters are pleased to present this stunning semi-detached town house, arranged across three floors, offering a blend of modern comfort and elegant design. The ground floor boasts an upgraded kitchen and dining room featuring underfloor heating, providing a warm and inviting space for entertaining. A convenient laundry room, downstairs WC, and integrated garage with an electric door complete the level.

The first floor of this elegant home is thoughtfully designed to offer both comfort and functionality. It features a generously sized living room, complete with a modern electric fire, which creates a cosy and welcoming ambiance. The room is further enhanced by a Juliet balcony, providing stunning views of the surrounding countryside and flooding the space with natural light, making it an ideal spot to relax or entertain guests. Alongside the living room, this floor includes two well-proportioned bedrooms, each offering ample space and versatility to suit your needs. A stylishly designed family bathroom with contemporary fittings and fixtures serves this level, offering convenience and a touch of luxury.

The top floor is a true retreat, entirely dedicated to the luxurious master suite. This private haven boasts a spacious bedroom area that leads to its own Juliet balcony, where you can take in breathtaking, uninterrupted views of the picturesque countryside. The serene setting makes it a perfect space to unwind and recharge. Complementing the master bedroom is a modern ensuite shower room, complete with high-end finishes, adding to the sense of exclusivity and comfort. This top floor master suite is a standout feature of the home, combining elegance, privacy, and practicality.

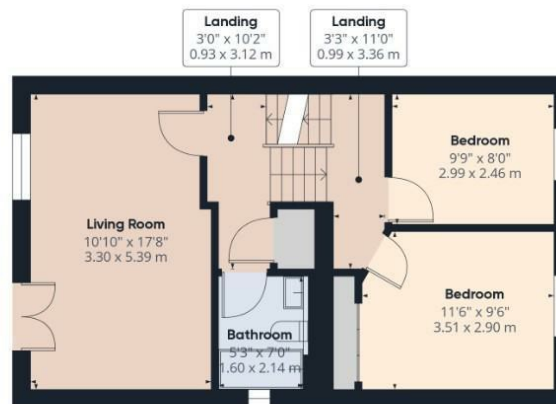
The property is complemented by an outdoor patio area, perfect for al fresco dining, and off-road parking for added convenience. This home effortlessly combines practicality with sophisticated country living. Internal viewings are highly recommended, call the office now!







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1325.88 ft²
123.18 m²

Reduced headroom

0.98 ft²
0.09 m²

(1) Excluding balconies and terraces

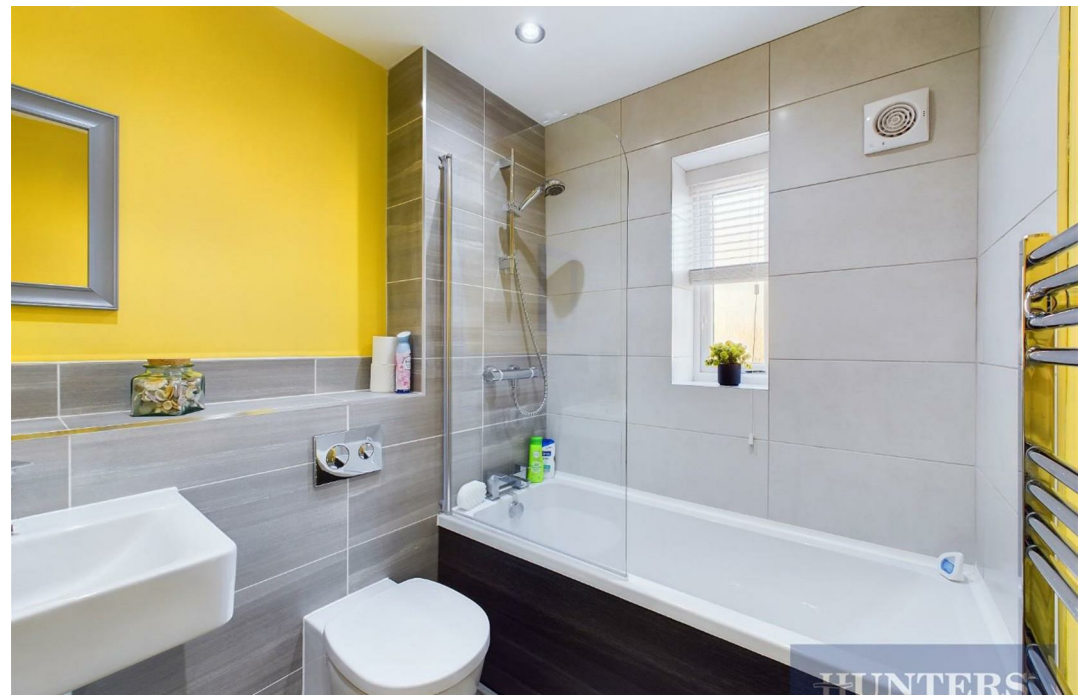
Reduced headroom

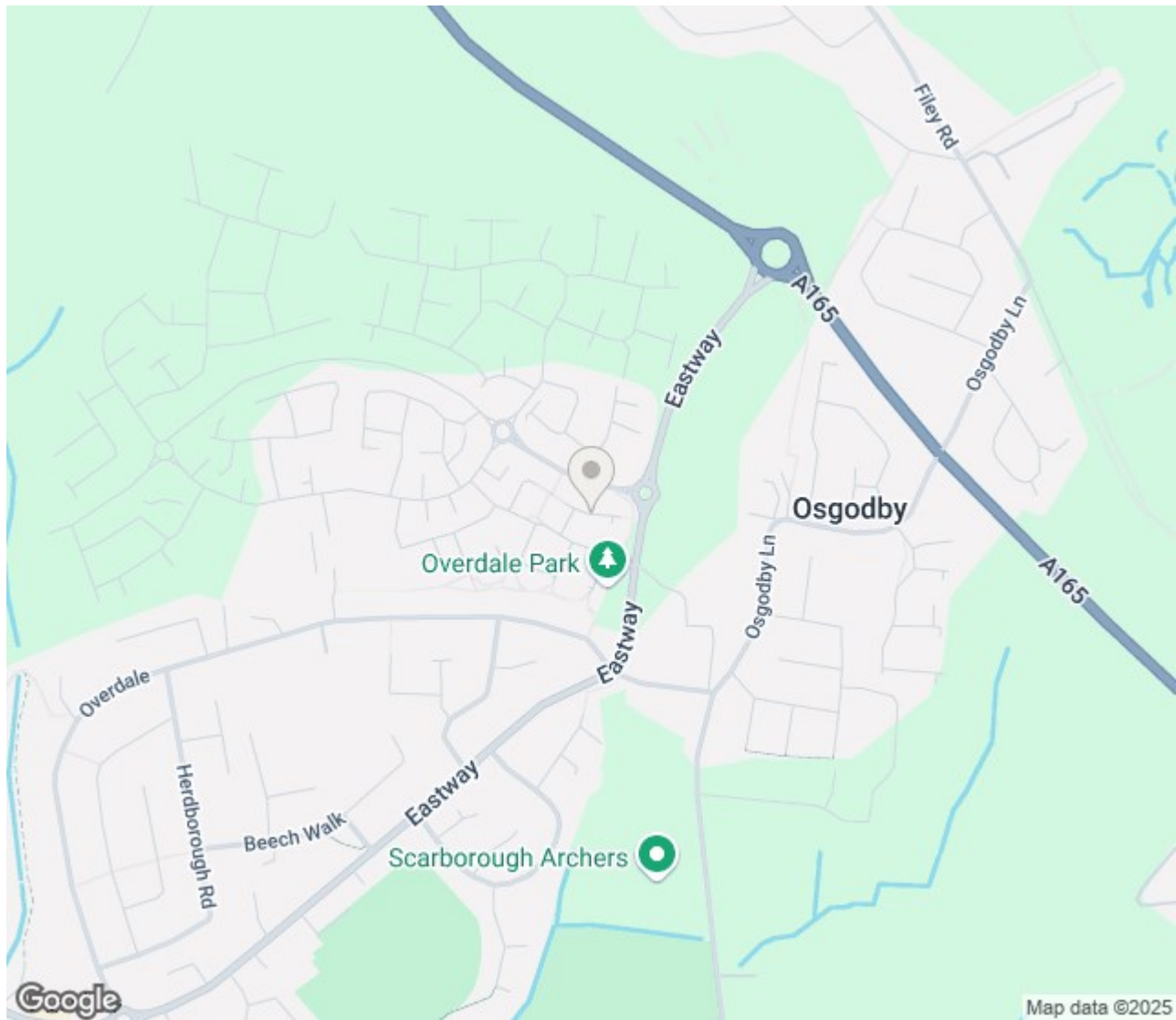
Below 5 ft/1.5 m

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





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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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HERE TO GET *you* THERE





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.