







**Cross Lane, Scarborough** 



Offers In Excess Of £300,000

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## **DESCRIPTION**

Hunters Exclusive are delighted to present this charming detached cottage, a home that effortlessly blends traditional character with modern comfort. Offering a warm and inviting atmosphere, this beautifully presented property is ideal for families, couples, or anyone looking for a peaceful retreat in a picturesque setting.

At the heart of the home is the stylish, modern kitchen, complete with high-quality fittings, ample storage, and a dedicated dining area. This welcoming space is perfect for cooking, entertaining, and gathering with loved ones. The cosy yet spacious living room provides a comfortable setting for relaxation, with its charming features and homely feel. Flowing seamlessly from the living room is a bright and airy conservatory.

Upstairs, the property boasts three bedrooms, these offer plenty of space for personalisation, making them ideal for growing families, home offices, or guest accommodation. The tastefully designed family bathroom features modern fixtures and a functional layout, ensuring both style and convenience for everyday living.

Outside, the garden features a patio area that provides the perfect spot for outdoor dining, entertaining, or simply enjoying a morning coffee. The surrounding greenery adds a touch of nature. Additionally, the garden offers space for those with a passion for gardening or outdoor activities.

Located in the sought after location of Burniston, it is a charming village on the North Yorkshire coast, offering a blend of rural tranquility and easy access to the seaside, with scenic countryside, local amenities, and a strong sense of community.

Don't miss out on the chance to view this lovely cottage!

- Modern Kitchen
- · Living Room with Feature Fireplace
- Three Bedrooms
- · Family Bathroom
- Garden with Patio Area
- Village Location



























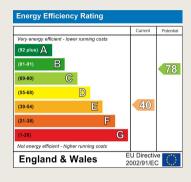
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## ENERGY PERFORMANCE CERTIFICATE

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

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.