



HUNTERS[®]

HERE TO GET *you* THERE

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HUNTERS

Kiln Field, Staxton, Scarborough

£200,000

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Welcome to this beautifully presented terraced home, offering generous and versatile living space ideal for modern family life. The property opens into a bright and inviting living room, perfect for relaxing or entertaining. To the rear, you'll find a newly fitted kitchen complete with integrated appliances and a dedicated dining area, creating the perfect hub of the home.

Adjoining the kitchen is a further living space, ideal as a family room or snug, with elegant French doors that open directly onto the south-facing, paved garden — a wonderful spot for outdoor dining and summer gatherings. The ground floor also benefits from a convenient downstairs WC.

Upstairs, the property offers three well-proportioned bedrooms along with a brand new, contemporary family bathroom. A staircase leads to an occasional room in the loft, offering flexible use as a home office, hobby room, or guest space. To the front, there's off-road parking, providing added convenience in this popular residential area.

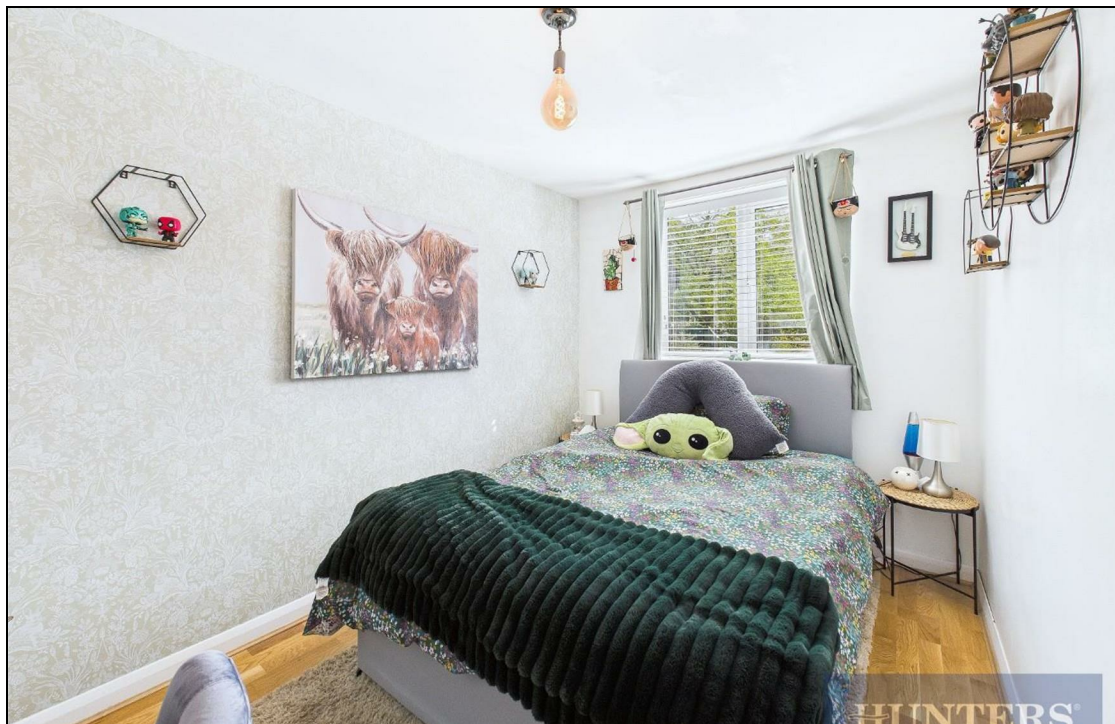
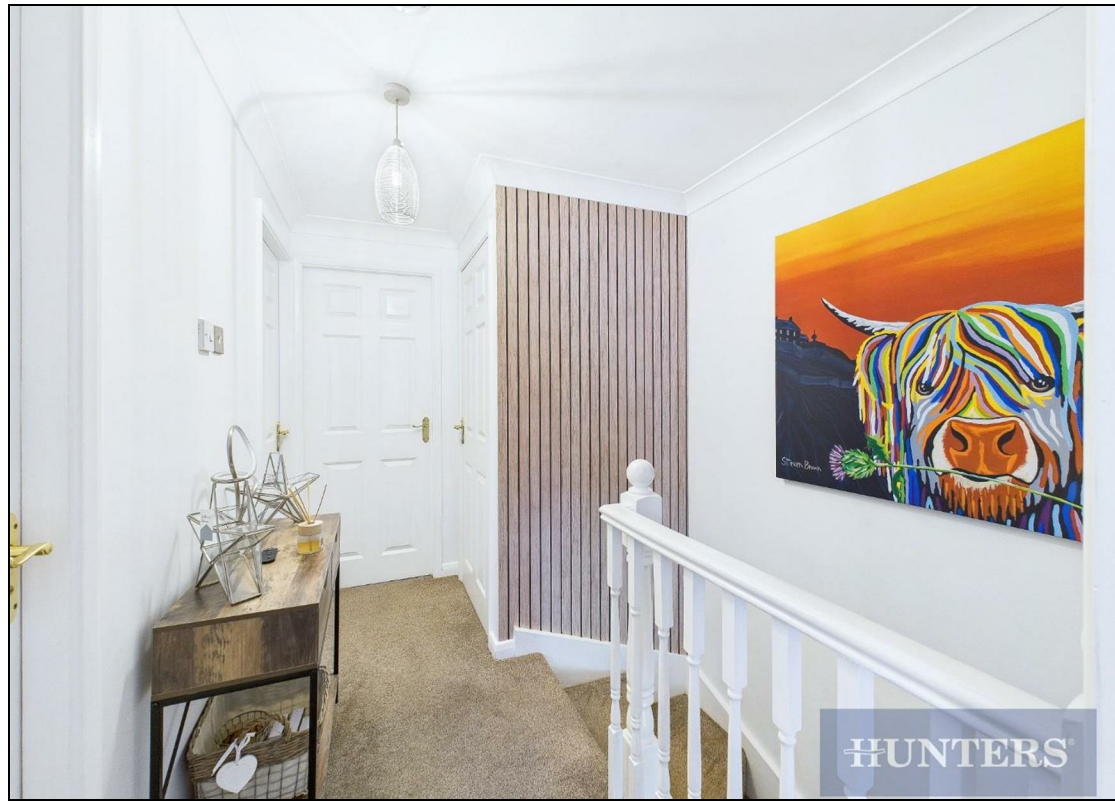
Staxton is a charming village located in North Yorkshire, England, nestled at the foot of the Yorkshire Wolds. Known for its picturesque countryside views and quiet, rural atmosphere, the village serves as a gateway between the coast and the inland towns of North Yorkshire. Staxton is rich in history, with its roots tracing back to medieval times, and today it maintains a strong sense of community through local events, its traditional village pub, and proximity to scenic walking routes. Its location along the A64 makes it a convenient stop for travelers heading to Scarborough and the surrounding coastal areas.

This thoughtfully updated home combines character with practical modern touches, and is ready to move straight into.

KEY FEATURES

- Mid Terrace Home
- Large Living Room
- Modern Kitchen with Dining Space
 - Three Bedrooms
- New Family Bathroom and WC
- Occasional Loft Room









Hallway
4'3" x 6'11"
1.31 x 2.12 m

WC
3'1" x 4'7"
0.96 x 1.41 m

Ground Floor



Bedroom
11'5" x 10'5"
3.50 x 3.18 m

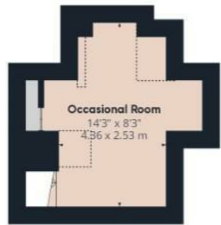
Bathroom
7'8" x 6'4"
2.34 x 1.94 m

Bedroom
7'7" x 11'1"
2.32 x 3.39 m

Bedroom
6'7" x 8'0"
2.01 x 2.45 m

Landing
3'8" x 9'4"
1.12 x 2.86 m

Floor 1



Floor 2

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Approximate total area⁽¹⁾

1021.6 ft²
94.91 m²

Reduced headroom

15.28 ft²
1.42 m²

(1) Excluding balconies and terraces

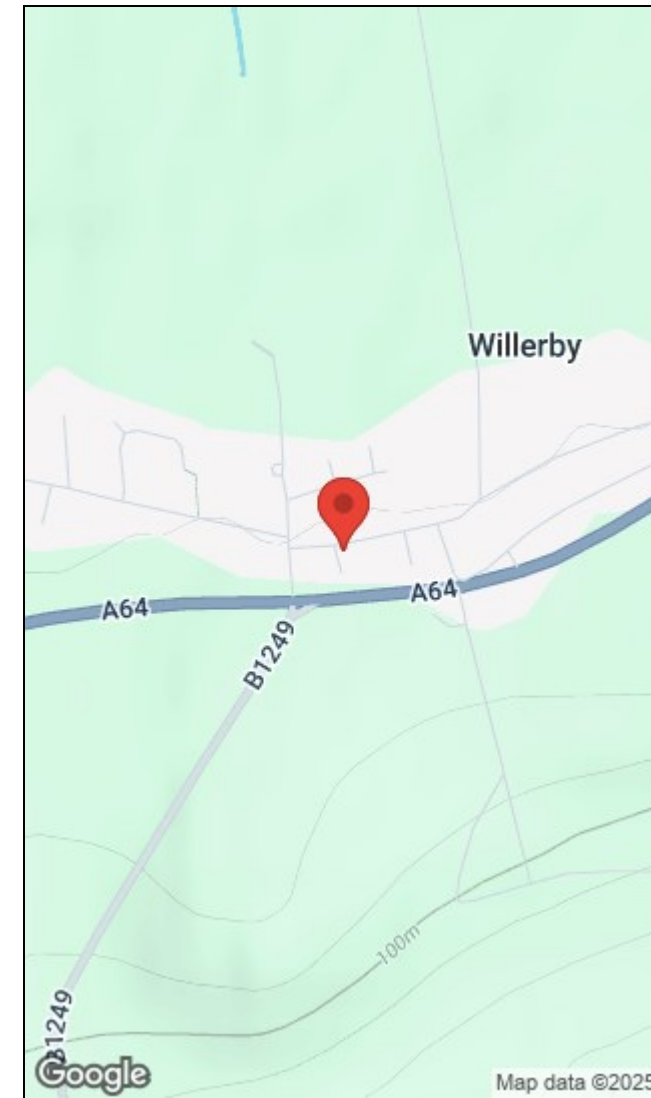
Reduced headroom

..... Below 5 ft/1.5 m

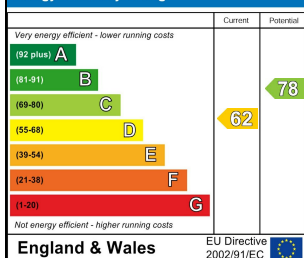
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

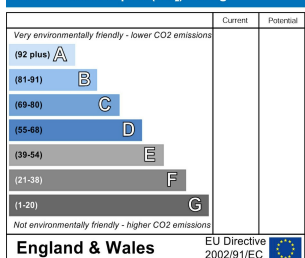
GIRAFFE 360



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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