



HUNTERS®

West Garth, Scarborough
YO11 3TJ

Offers In The Region Of
£315,000



HUNTERS®
EXCLUSIVE

West Garth, Scarborough

DESCRIPTION

Hunters Exclusive are proud to present this beautifully appointed detached home, ideally situated on a generous corner plot and offering exceptional living space perfect for modern family life.

The heart of the home is the stylish kitchen diner, complete with quality fittings and French doors that open out to the rear garden—ideal for both everyday living and entertaining. The bright and airy living room also features French doors to the garden, creating a seamless flow between indoors and out. A dedicated study provides a quiet workspace, while a downstairs WC adds everyday convenience. Upstairs, you'll find four well-sized bedrooms, including a primary bedroom with its own ensuite shower room, plus a contemporary family bathroom serving the remaining rooms.

The private garden is perfect for outdoor enjoyment, with a decked area ideal for relaxing or al fresco dining. Completing the property is a driveway providing ample off-road parking and a detached garage for additional storage or workshop use.

Cayton is a charming village located just a few miles south of Scarborough on the North Yorkshire coast. The village itself offers a friendly community atmosphere, with local amenities including shops, pubs, and a primary school, making it an attractive place to live for families. Its convenient location provides easy access to both Scarborough and the surrounding countryside, offering the perfect balance of coastal and rural living.

This outstanding home combines space, style, and a sought-after location—offered exclusively through Hunters. Early viewing is highly recommended.





HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE



HUNTERS[®]
EXCLUSIVE



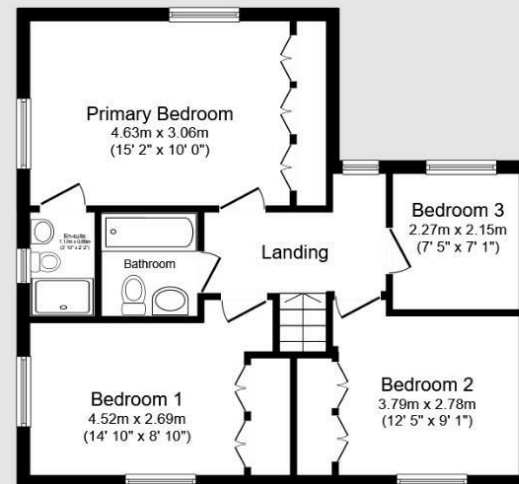
HUNTERS[®]
EXCLUSIVE

HUNTERS[®]
EXCLUSIVE



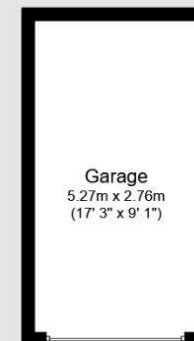
Ground Floor

Floor area 56.5 sq.m. (609 sq.ft.)



First Floor

Floor area 55.1 sq.m. (593 sq.ft.)



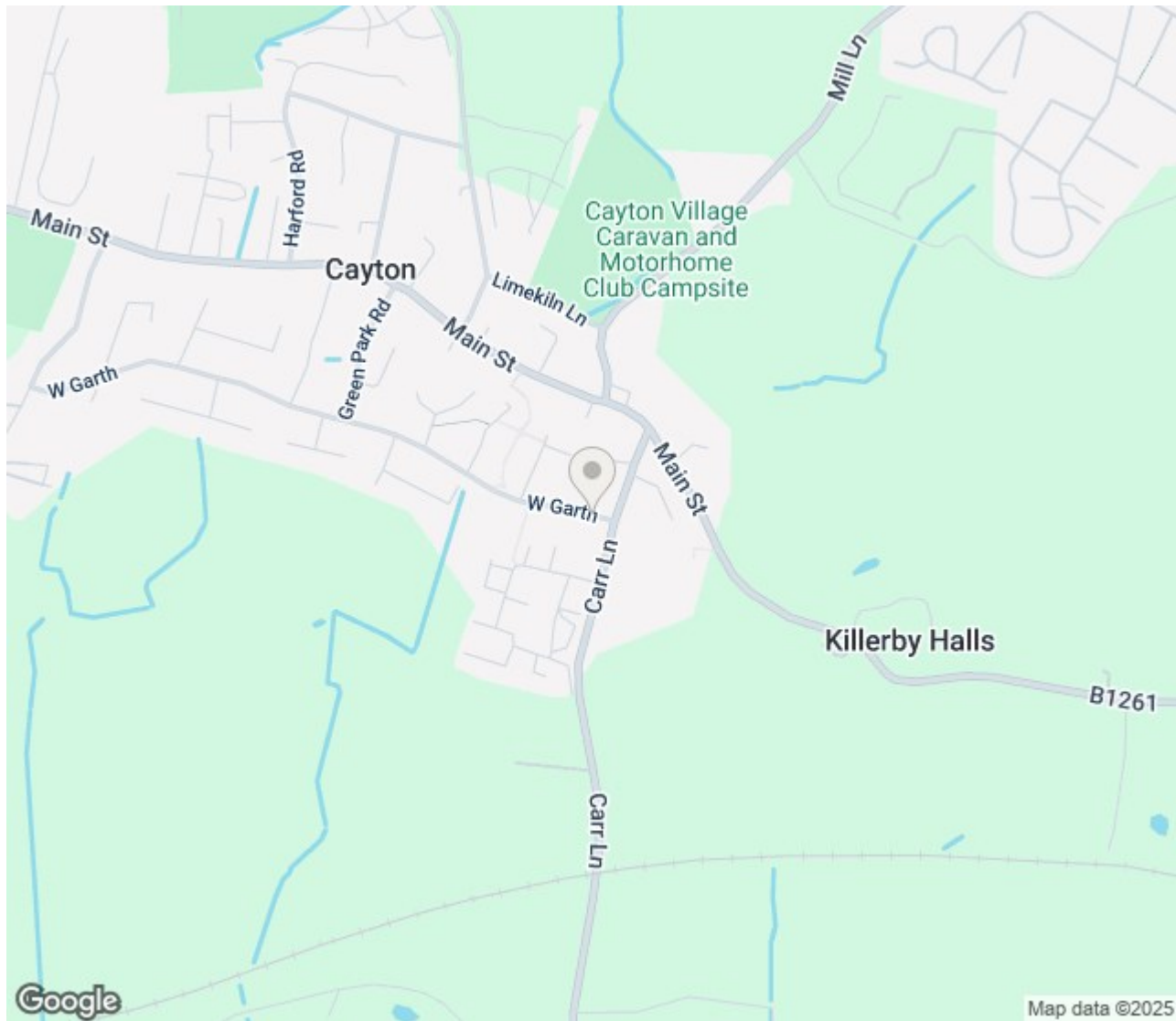
Garage

Floor area 14.5 sq.m. (157 sq.ft.)

Total floor area: 126.2 sq.m. (1,358 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(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 	

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



