



**Lady Ediths Park, Scarborough**

**Offers In Excess Of £325,000**



# Lady Ediths Park, Scarborough

## DESCRIPTION

Welcome to this detached family home, offering spacious and versatile living across two floors. Situated in a sought-after residential area, this charming property combines modern convenience with classic comfort, ideal for growing families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living room, perfect for relaxing or entertaining. The separate dining room provides a dedicated space for family meals and special occasions, while the sunroom offers a tranquil spot to unwind with views of the garden. The kitchen features ample storage and workspace, ideal for everyday cooking. Adjacent to the kitchen is a practical utility room and a convenient downstairs WC. Upstairs, the home offers three generously sized bedrooms, including a master bedroom with its own ensuite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property boasts a private garden, ideal for outdoor entertaining. To the front, there is a driveway providing off-street parking and a garage offering additional storage or vehicle space.

Situated north of Scarborough in the well regarded residential area of Newby ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist and doctors surgery, North Cliff Golf Club tennis courts and walking cycling trails. In addition principal schools, including Scalby School and Newby Primary School are close by together with Scarborough Hospital.

Early viewing is highly recommended to appreciate all that it has to offer.

- Detached Home
- Large Kitchen
- Two Reception Rooms
- Three Double Bedrooms
- Large Sunroom
- Driveway and Garage







**HUNTERS**  
EXCLUSIVE

Approximate total area<sup>m</sup>  
1707 ft<sup>2</sup>  
158.7 m<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

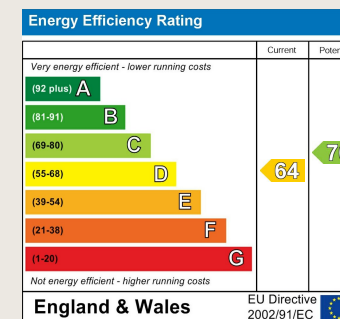
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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