



HUNTERS[®]
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HUNTERS

Green Lane, Scarborough

Asking Price £230,000



Hunters are pleased to offer this spacious property, which provides a wealth of potential and generous living accommodation throughout—ideal for those seeking a home to update and make their own.

The ground floor features a large living room, perfect for entertaining or relaxing with family, and a well-proportioned kitchen that offers ample space for dining and redesign. In addition, there is a useful utility room with a WC, adding further practicality to the layout. Upstairs, you'll find three good-sized bedrooms, each offering comfortable living space and natural light. The family bathroom is fitted with both a bathtub and a separate shower, catering to all preferences.

Externally, the property boasts a charming front lawn garden and a private courtyard to the rear, ideal for outdoor seating or low-maintenance landscaping. A large driveway provides ample off-street parking, complemented by a garage, offering valuable storage or workshop potential.

Located in Newby, it is a charming residential area on the northern edge of Scarborough, known for its blend of peaceful surroundings and convenient access to local amenities. Newby provides a range of local services, including shops, schools, and healthcare facilities, all within walking distance, while being just a short drive from Scarborough's town center and stunning coastline. Its proximity to open countryside also offers plenty of opportunities for scenic walks, cycling, and outdoor activities. With its welcoming atmosphere and balance of tranquility and accessibility, Newby is a sought-after location for those looking to enjoy the best of both rural and coastal living.

Requiring updating throughout, this home presents a fantastic opportunity for buyers to personalise and add value, with a desirable layout and generous proportions.

KEY FEATURES

- Semi Detached Home
- Large Living Room
- Three Bedrooms
- Ample Parking and Garage
- Front and Rear Garden
- North Side Location









Approximate total area⁽¹⁾

1199 ft²

111.5 m²

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

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 82 plus A 61-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs	66	81	Very environmentally friendly - lower CO₂ emissions 82 plus A 61-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not environmentally friendly - higher CO₂ emissions	66	81
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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