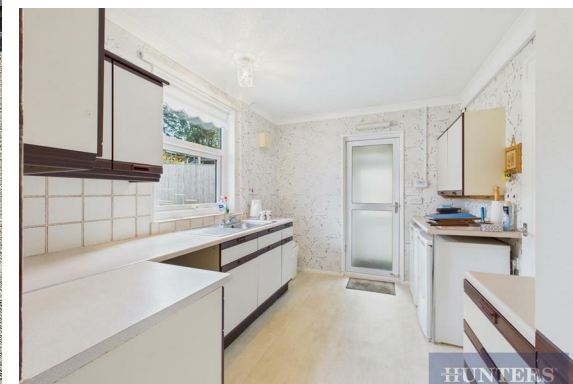




Briercliffe, , Scarborough, YO12 6NS

- Three spacious bedrooms
- It is steel construction
- Located in Briercliffe
- 939 sq ft of space
- Quiet residential area
- One bathroom
- Semi-detached house
- Close to Scarborough amenities
- Ideal for families
- Viewing recommended

Asking Price £140,000



Briercliffe, , Scarborough, YO12 6NS

DESCRIPTION

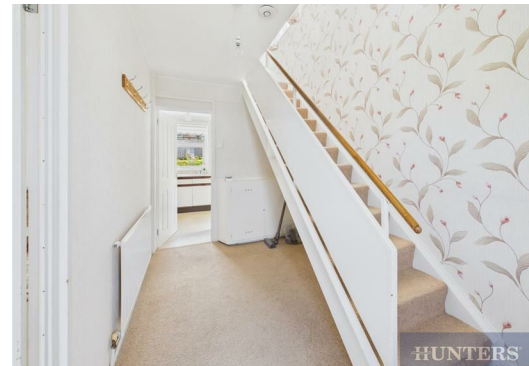
Nestled in the charming area of Briercliffe, Scarborough, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1950, the property spans an impressive 939 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts a convenient porch at the back, which includes a toilet, adding to the practicality of the layout. This thoughtful design ensures that guests can be accommodated comfortably without intruding on the main living areas.

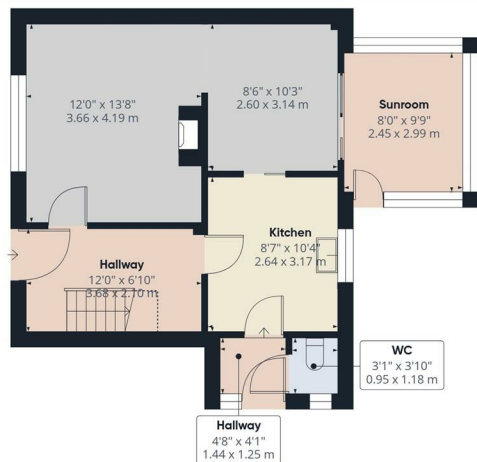
The property is further enhanced by a lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons. The well-maintained garden is complemented by a shed incorporated at the side of the house, providing ample storage for gardening tools and outdoor equipment.

For your comfort, the home is equipped with gas central heating, ensuring a warm and cosy environment during the colder months. This property not only offers a wonderful living space but also the potential for personalisation to make it truly your own.

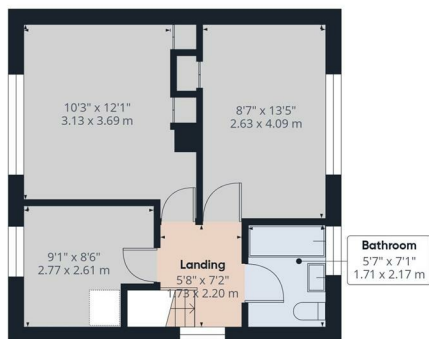
In summary, this semi-detached house in Briercliffe is a fantastic opportunity for those looking to settle in a friendly community, with all the essential amenities and features to create a comfortable family home. Don't miss the chance to view this charming property.







Ground Floor



Floor 1

Viewings

Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®

HERE TO GET *you* THERE

Approximate total area⁽¹⁾

939 ft²

87.3 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

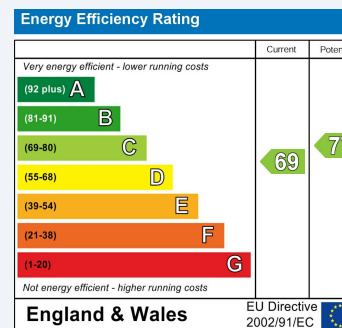
..... Below 5 ft/1.5 m

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

GIRAFFE360

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.