



HUNTERS®

Woodland Ravine, Scarborough

YO12 6TA

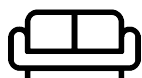
£400,000



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HUNTERS®
EXCLUSIVE

Woodland Ravine, Scarborough

DESCRIPTION

Hunters Exclusive are delighted to present this splendid detached home, nestled in the desirable Woodland Ravine area of Scarborough. Offering a harmonious blend of comfort, space, and modern living, this property provides an exceptional opportunity for those seeking a stylish and private retreat while remaining close to local amenities. Perfectly suited to families or individuals who value both practicality and elegance, this home combines contemporary touches with timeless charm.

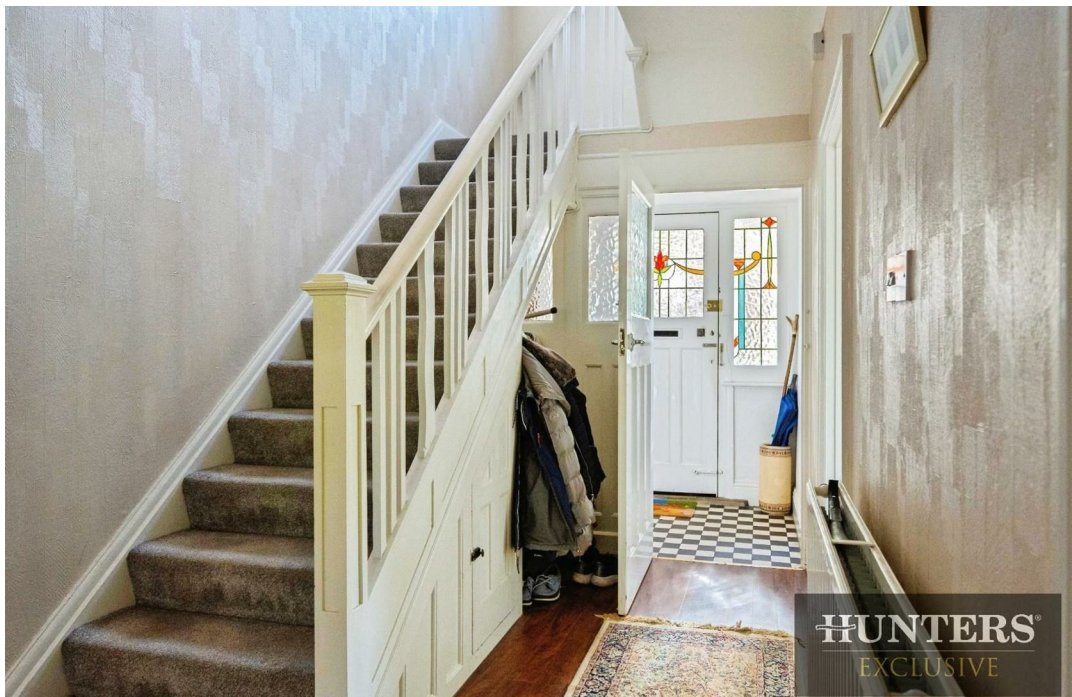
Upon entering, you are welcomed by a warm and inviting atmosphere that flows seamlessly throughout. The open-plan kitchen diner forms the heart of the home—beautifully designed for both everyday living and entertaining. The adjoining living room offers a cosy, light-filled space to relax, while a separate dining room provides versatility for formal meals or special occasions. The recently refurbished downstairs area enhances the property's modern appeal, while upstairs features four generously sized double bedrooms and two well-appointed shower rooms, ensuring comfort and convenience for all.

Externally, the property continues to impress with beautifully landscaped gardens that provide a calm and private setting for relaxation and outdoor entertaining. The terrace offers an ideal spot for al fresco dining, and with parking for two vehicles, practicality meets charm in equal measure.

Located in the sought-after Woodland Ravine area, this home enjoys a quiet position within easy reach of Scarborough's amenities, schools, and transport links—offering the perfect balance of seclusion and accessibility.

In summary, this detached home represents a rare opportunity to acquire a spacious and beautifully presented property in one of Scarborough's most desirable locations. With its thoughtful design, modern features, and elegant surroundings, it's a home not to be missed.

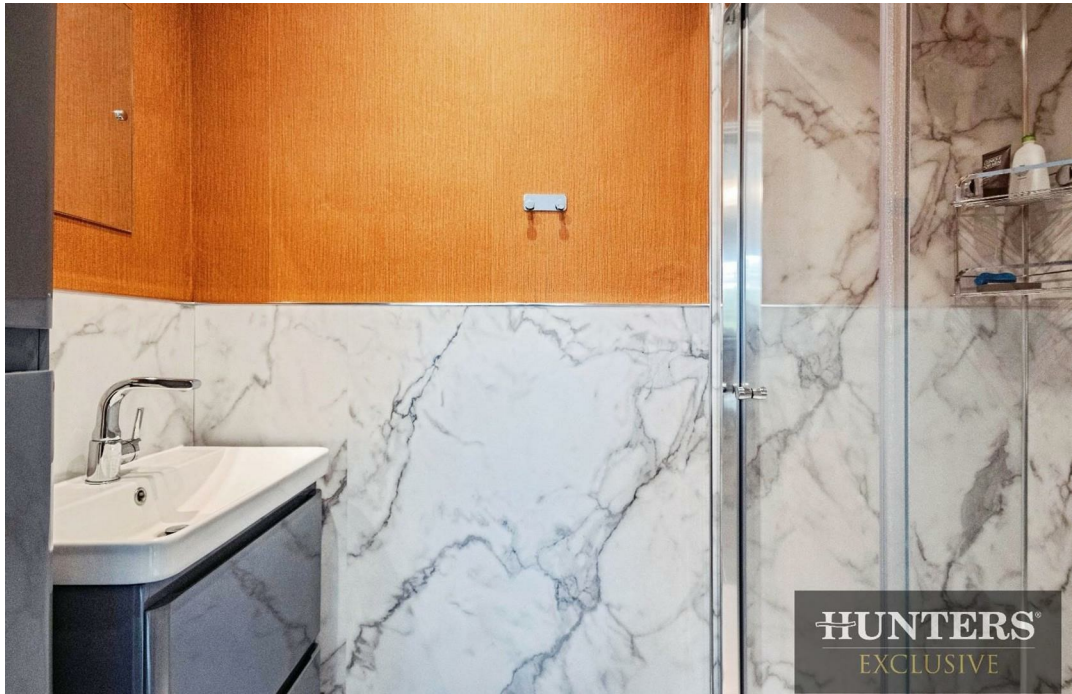




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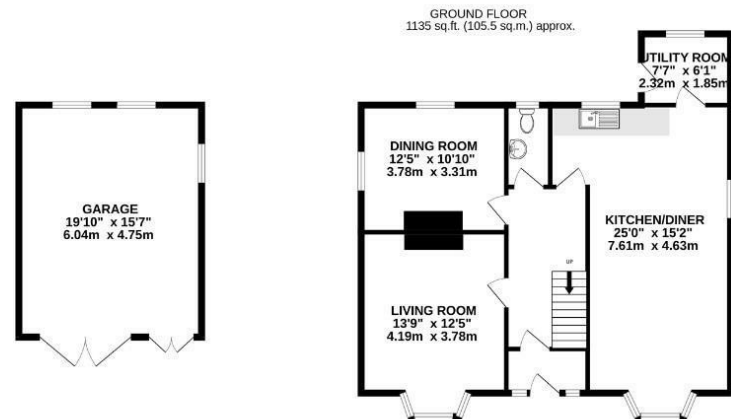


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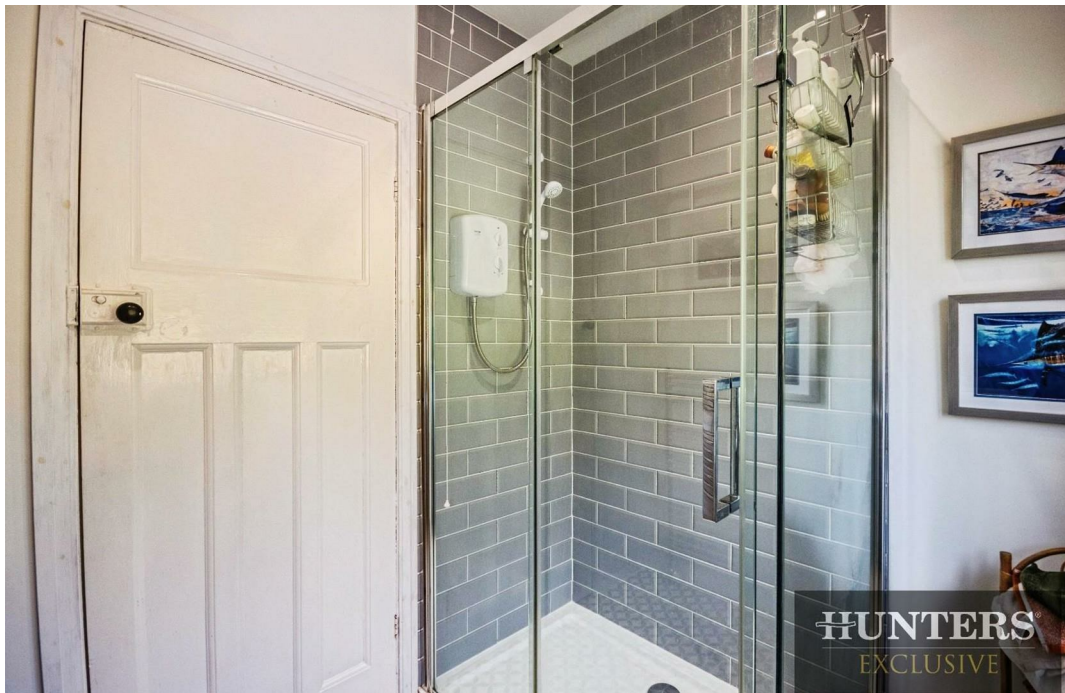
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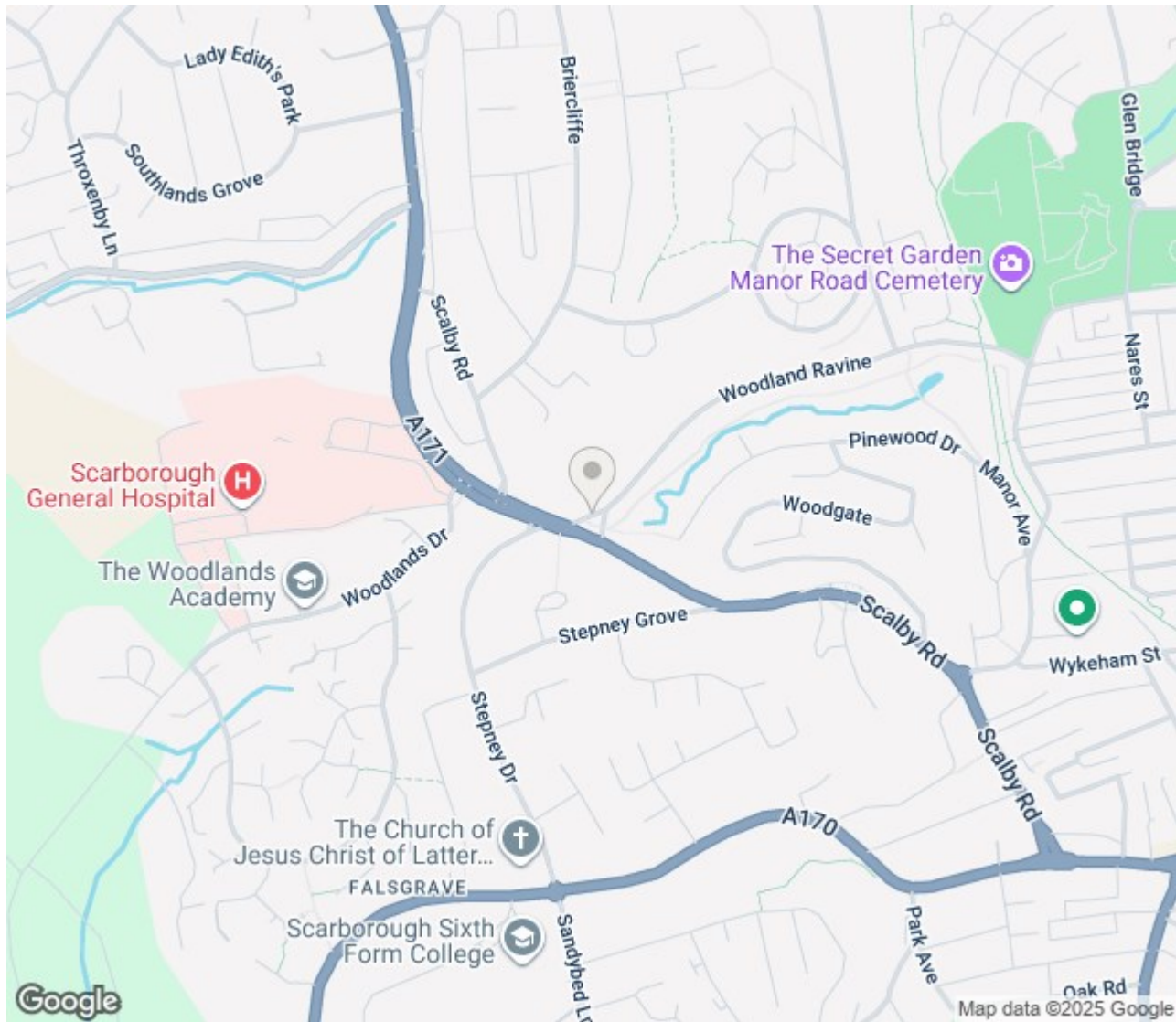
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TOTAL FLOOR AREA: 1911 sq.ft. (177.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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.

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