



## Middle Lane, Hutton Buscel, Scarborough, YO13 9LP

- Mid Terrace Home
- Kitchen Diner
- Front and Rear Gardens
- Three Bedrooms
- Living Room
- Sought After Location

**Asking Price £210,000**





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## DESCRIPTION

Welcome to this charming mid-terrace house located on Middle Lane in the picturesque village of Hutton Buscel, near Scarborough. This delightful property offers a comfortable living space making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming living room that provides a perfect space for relaxation and entertaining. The well-appointed kitchen is conveniently situated, allowing for easy meal preparation and family gatherings. Additionally, the property features a downstairs WC, enhancing practicality for everyday living.

The first floor comprises three generously sized bedrooms, each offering ample natural light and space for personalisation. The family bathroom is thoughtfully designed, providing a serene environment for unwinding after a long day.

Outside, the property boasts both front and rear gardens, providing a lovely outdoor space. The gardens offer potential for gardening enthusiasts to cultivate their own green oasis.

Hutton Buscel is a charming village that combines rural tranquillity with easy access to the vibrant town of Scarborough. Residents can enjoy the stunning North Yorkshire countryside, as well as local amenities, schools, and transport links. The nearby coastal town offers a variety of shops, restaurants, and recreational activities, making it an excellent location for families and individuals alike.

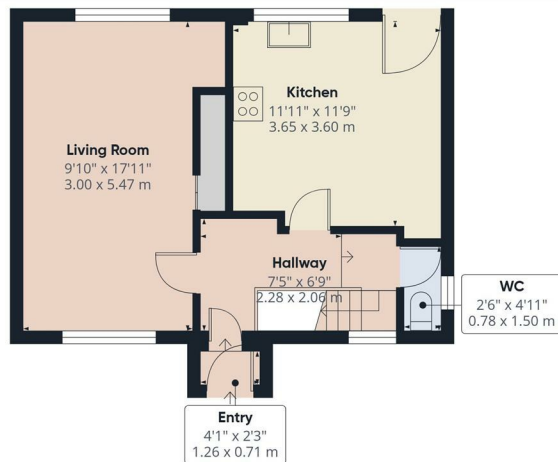
This property presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after area. Do not miss the chance to make this delightful house your new home.



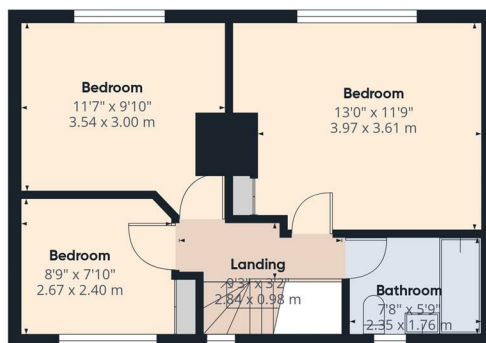








Ground Floor



Floor 1

### Viewings

Please contact [scarborough@hunters.com](mailto: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.

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HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>

853 ft<sup>2</sup>  
79.3 m<sup>2</sup>

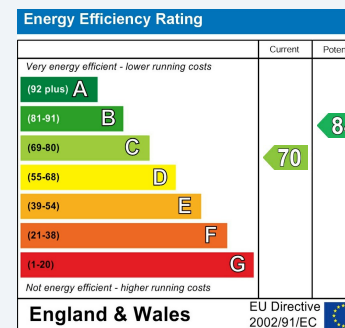
(1) Excluding balconies and terraces

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.