



Vernon Road, Scarborough, YO11 2PS
Asking Price: £300,000

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EXCLUSIVE



Vernon Road, Scarborough, YO11 2PS

This grade two listed semi detached property was built in the late eighteenth century and stands proudly on the highly desirable Vernon Road overlooking Scarborough's South bay beach front offering four/five bedrooms, eye catching sea views, large terraced garden and off road parking for up to four vehicles

The current owners have spent many years carefully returning this home to its former glory retaining a multitude of original features whilst equipping the home to suit our modern lifestyle. Entering through the paneled wooden door you are welcomed into the spacious hallway with carved wood stair case that winds up through this stunning exclusive family home, this is merely a taster of the homes appeal. The sympathetic restoration has enabled the property to retain the history and character throughout whilst still offering the quality and comfort of modern living with it's exceptional fixtures and finishing's throughout.

This impressive living accommodation is set in a highly sought after location on the south side of Scarborough with fantastic views of the Spa bridge and out towards the sea offering excellent access to a wealth of local attractions and amenities including Scarborough's South bay, the Spa complex, Scarborough's Town Centre and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark providing a great destination to discover and explore all that the historic sea side town has to offer.

Viewings are necessary to appreciate the prime position of this beautiful home, a truly unique and hidden gem that should not be missed!





ENTRANCE HALL

Wooden door, coving, stairs to first floor landing, radiator, under stairs cupboard housing meters, original built in wall cupboard and power points.

LIVING ROOM

5.0m (16' 5") x 4.2m (13' 9")

Single glazed wooden sash bay window to the front aspect over looking the south bay beach front, coving, radiator, electric feature fireplace, power points, TV point, telephone point

KITCHEN

3.6m (11' 10") x 2.9m (9' 6")

Single glazed window to the side aspect, coving, lino flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, integrated fridge, power points and electric fan heater



UTILITY ROOM

1.8m (5' 11") x 1.7m (5' 7")

UPVC double glazed door to the rear aspect, range of wall and base units with roll top work surfaces, power points space for washing machine and integrated fridge freezer.

SHOWER ROOM

Tiled walls, radiator, fully tiled shower cubicle with mains fed shower, low flush WC, wash hand basin with vanity unit and heated towel radiator.

MASTER BEDROOM-TURQUOISE

5.21m (17' 1") x 5.11m (16' 9")

Single glazed wooden sash bay window to the front aspect over looking Scarborough South bay beach front and famous Valley Bridge, single glazed wooden sash bay window to the side aspect, radiator, coving and power points.



BEDROOM 4-GREEN ROOM

3.2m (10' 6") x 2.8m (9' 2")

Single glazed window to the side aspect, power points, coving and radiator.

FIRST FLOOR BATHROOM

UPVC double glazed window to the side aspect, heated towel radiator, lino flooring, four piece bathroom suite comprising of a panel enclosed bath with mixer taps, low flush WC, wash hand basin with substantially sized vanity unit with built in lighting and storage, corner shower cubicle with mains fed drench head shower with seating option, part tiled walls, extractor fan and cupboard housing gas combination boiler.

FIRST FLOOR CLOAKROOM

Single glazed wooden sash window to the front aspect, low flush WC and wash hand basin with vanity unit.



BEDROOM 2- PURPLE ROOM

4.6m (15' 1") x 3.8m (12' 6")

Single glazed wooden sash window to the front aspect, single glazed wooden sash window to the side aspect, coving, power points, radiator, walk in wardrobe/cupboard ideal for storage.

BEDROOM 3-WOOD ROOM

3.61m (11' 10") x 3.30m (10' 10")

Wooden double glazed window to the side aspect, coving, radiator, power points and door leading into dressing/study room

DRESSING ROOM/STUDY

Currently being used as a further bedroom 3.7m (12' 2") x 2.1m (6' 11")

Wooden double glazed window to the side aspect, radiator and power points.



OUTSIDE

Deceptively large terraced rear garden ideal for alfresco dining, water tap and brick built outside storage with access from the front of the property to the rear.

PARKING

Off road parking for approximately 3/4 cars.



DISCLAIMER

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.



GROUND FLOOR
 APPROX. FLOOR
 AREA 467 SQ.FT.
 (43.4 SQ.M.)

HUNTERS

1ST FLOOR
 APPROX. FLOOR
 AREA 478 SQ.FT.
 (44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR
 APPROX. FLOOR
 AREA 453 SQ.FT.
 (42.1 SQ.M.)

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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Registered Office: C/O Precilla Accountants, Elmwood House, York Road, Kirk Hammeton, York YO26 8DH

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