



HUNTERS[®]
HERE TO GET *you* THERE

 2  |  |  E

Main Street, Ganton, Scarborough

£200,000

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Hunters are pleased to bring to the market this CHARMING cottage located in the picturesque village of Ganton offering TWO DOUBLE BEDROOMS, MODERN INTERIOR and REAR GARDEN with CHURCH VIEWS. This home benefits from ABUNDANCE OF CHARACTER and UPVC DOUBLE GLAZING creating the ideal HOLIDAY HOME, HOLIDAY LET or FULL TIME RESIDENCE for range of buyers.

This well presented property briefly comprises: entrance hall, lounge with exposed beams, fully fitted kitchen and family bathroom with three piece suite. To the first floor of the home you are presented with two double bedrooms. The outside welcomes you with a mainly laid to lawn rear garden with fantastic views over the local church.

The idyllic village of Ganton lies on the A64 Leeds/York/Scarborough route within easy reach of both Filey and Scarborough on the East Coast and Malton to the West. This desirable home is situated close to all local amenities including restaurants, public house and one of the finest Golf Courses in the North of England. Internal viewings are highly recommended to appreciate this wonderful property.

We do not believe this is not one to miss, call now to arrange a viewing!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com



KEY FEATURES

- Well presented cottage
- Two double bedrooms
- Field/church views
- Quiet village location
- EPC: E







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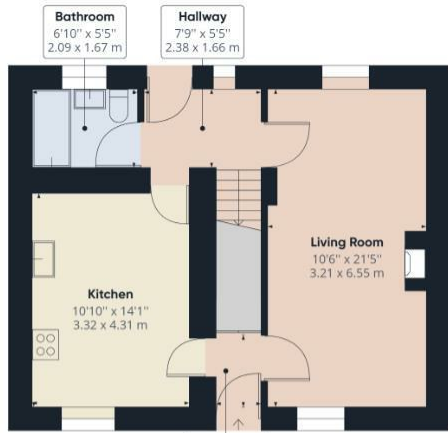
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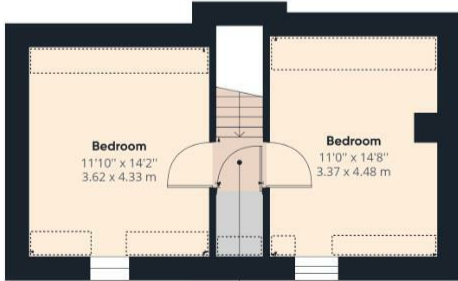
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

878.82 ft²
81.65 m²

Reduced headroom

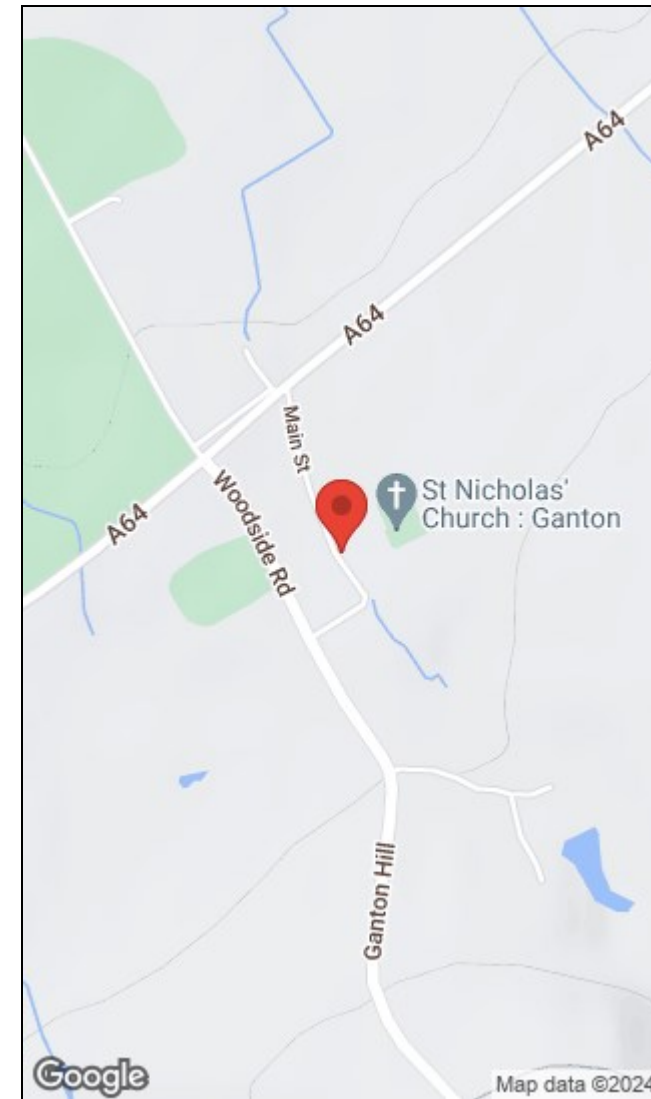
73.26 ft²
6.81 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	86
	43
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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