



**Bickley Howe, YO12 5TR**

**£395,000**

**HUNTERS®**

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**EXCLUSIVE**





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# Bickley Howe, Scarborough, YO12 5TR

**£395,000**

Hunters are pleased to bring to the market this WELL PRESENTED DETACHED FAMILY HOME situated on a SUBSTANTIAL CORNER PLOT in an established residential location on a quiet cul de sac! This beautiful property offers FOUR BEDROOMS, THREE RECEPTION ROOMS, TWO BATHROOMS and CONSERVATORY whilst benefitting ENCLOSED GARDEN, DOUBLE GARAGE and AMPLE PARKING creating the perfect home for a range of purchasers! This home is NOT ONE TO MISS with the added BONUS of SEA, CASTLE and FAR REACHING FIELD VIEWS!

On the ground floor of this brilliant abode you are welcomed with a bright and spacious entrance hall with access to the downstairs WC, living room offering a gas feature fireplace perfect for family gatherings or entertaining guests, open plan kitchen and dining area offering access to the conservatory with stunning views of the rear garden and separate utility room and additional dining room ideal for hosting dinner parties and family meals. To the first floor landing you are welcomed with four generous sized bedrooms, with the master benefiting from an en-suite providing plenty of space for relaxation and one of the rooms being used as an office space and a family bathroom. Step outside to discover the beautiful enclosed rear garden offering different levels perfect for al fresco dining, gardening, or simply unwinding in a peaceful setting.

This lovely home is situated in a popular modern estate on Bickley Howe and is well placed for local amenities including nearby shops, a choice of junior and secondary schools, Yorkshire Coast College and Scarborough Sixth Form College, leisure facilities, Scarborough Hospital and has excellent access to local transport links.

This property is not one to be missed, call the office now to arrange a viewing!





**Entrance Hall**

UPVC double glazed front door, UPVC double glazed window to the front aspect, coving, spotlights, laminated laid wood style floor, radiator and power points.

**Downstairs WC**

UPVC double glazed opaque window to the side aspect, heated towel rail, low flush WC and wash hand basin with vanity unit.

**Lounge**

UPVC double glazed windows to the front and rear aspects, spotlights, radiator, gas feature fireplace, TV point and power points.

**Kitchen/Dining Area**

Two UPVC double glazed windows to the side and rear aspects, laminated laid wood style floor, stairs to the first floor landing, spotlights in the kitchen, radiator, French doors leading to the conservatory, range of wall and base units with roll top work surfaces, tiled splash back, integrated dishwasher, integrated microwave, sink and drainer unit, integrated fridge/freezer, electric oven, electric hob and power points.

**Conservatory**

UPVC double glazed windows to the front, side and rear aspects.

**Utility Room**

Sliding door to the side aspect, laminate laid wood style floor, radiator, range of wall and base units with roll top work surfaces, space for washing machine, space for fridge/freezer and power points.

**Dining Room**

UPVC double glazed window to the rear aspect, coving, radiator, TV point and power points.



**First Floor Landing**

Coving, loft access and power points.

**Bedroom 1**

UPVC double glazed windows to the front and side aspects offering open field views, coving, fitted wardrobes, radiator, TV point and power points.

**En-Suite**

Heated towel rail, shaver point, extractor fan and three piece suite comprising: fully tiled shower cubicle, low flush WC and wash hand basin with vanity unit.

**Bedroom 2**

UPVC double glazed window to the rear aspect offering beautiful sea views, coving, fitted wardrobes, radiator and power points.

**Bedroom 3**

UPVC double glazed window to the rear aspect offering beautiful sea and castle views, coving, fitted wardrobes, radiator and power points.

**Bedroom 4**

UPVC double glazed window to the front aspect, coving, radiator and power points.

**Bathroom**

UPVC double glazed opaque window to the front aspect, spotlights, heated towel rail, tiled floor, partially tiled walls, four piece bathroom suite comprising of: panel enclosed bath with mixer taps, shower cubicle with two shower attachments, low flush WC and wash hand basin with vanity unit.

**Garden**

Split level garden with mature trees, pergola, patio area, outside tap, outside lights, side and rear entrance.

















Ground Floor



Floor 1

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

2027.02 ft<sup>2</sup>  
188.32 m<sup>2</sup>

Reduced headroom

47.48 ft<sup>2</sup>  
4.41 m<sup>2</sup>

(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

Garage  
Double garage with two  
and power and lighting.

Parking  
Ample Parking

Material Information Sca  
Property Tenure: Freeh  
Council Tax: E

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

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01723 336760 | Website: [www.hunters.com](http://www.hunters.com)

### 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.