

**Sunnyside, Main Street, Scarborough,
North Yorkshire, YO13 9LN
Guide price £450,000**

Sunnyside is a stone & pantile character cottage with a contemporary twist located in the highly sought after village of Hutton Buscel. This property sits in a beautiful position, offering spacious accommodation throughout with a recently fitted stylish kitchen and luxury bathroom. There is a useful annexe where the vendors have created a home office/music studio and a utility room.

The cottage comprises; a front door leading into the sitting room with exposed oak beams and gas stove, access through to the kitchen-diner and stairs up to the first floor. The kitchen-diner is wonderfully spacious with French doors leading out onto the paved patio area and garden. To the first floor are two double bedrooms and a modern fitted bathroom.

Externally the property has a beautifully large lawned garden as well as a patio area off the kitchen, with some mature trees and shrubs. Gravelled driveway parking with double gates.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	70
EU Directive 2002/91/EC	
England & Wales	
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	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



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KITCHEN/DINING ROOM

12'10" x 18'8" (3.93m x 5.70m)
Window to side and rear aspect, double French doors out onto rear garden, fitted wall and base units, sink unit, Smeg electric fan oven, integrated Smeg dishwasher, kitchen island with electric hob and down draft fan, integrated fridge/freezer, downlights, power points, radiator.



SITTING ROOM

14'11" x 17'2" (4.55m x 5.25m)
Yorkshire sliding sash windows to front and side aspect, bespoke shutters, window seat, exposed Oak beam, gas stove, power points, radiator.



FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 12'11" (3.94m x 3.94m)
Window to rear aspect, rear aspect, exposed oak beams, power points, radiator.



BEDROOM TWO

11'5" x 11'8" (3.50 x 3.56)
Window to rear aspect, mirrored walk in wardrobe/dressing area, power points, radiator.



BATHROOM

Window to side aspect, low flush W/C, hand wash basin, walk in shower cubicle, heated towel rail, downlights, demsiter mirror.

HOME OFFICE/STUDIO

9'6" x 13'4" (2.92 x 4.07)
Aluminium door, 2 Velux windows, electric heater, power, bespoke cabinets.

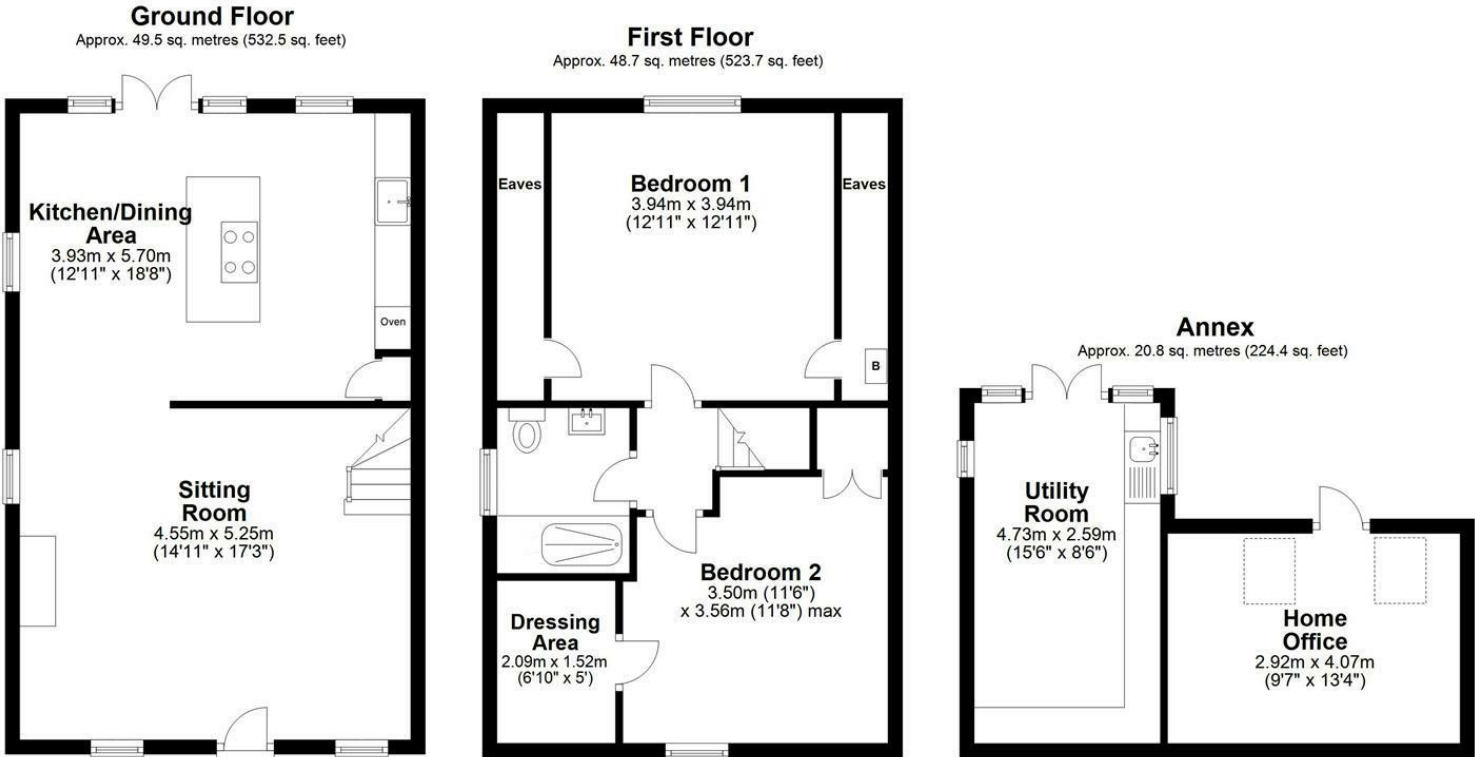
UTILITY ROOM

15'6" x 8'5" (4.73 x 2.59)
UPVC doors on the garden, range of base units, sink, plumbed for washing machine, power, spotlights.



SERVICES

COUNCIL TAX BAND



Total area: approx. 119.0 sq. metres (1280.6 sq. feet)
Sunnyside, Hutton Buscel

