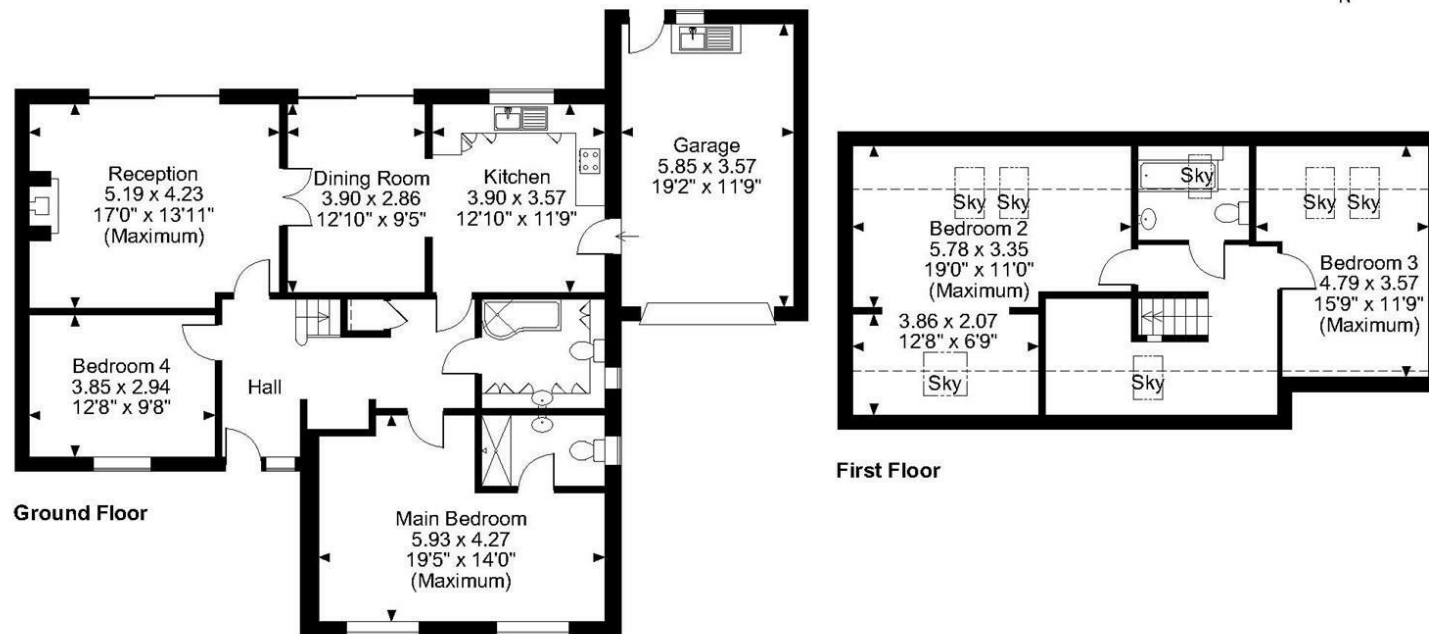
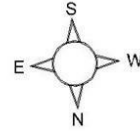


Hunters Lodge & Chestnuts - Cottage, Folkton, Scarborough

Approximate Gross Internal Area
 Main House = 1635 Sq Ft/152 Sq M
 Garage = 225 Sq Ft/21 Sq M
 Total = 1860 Sq Ft/173 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐ Denotes restricted head height

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Directions

Contact

18 Blake Street
 York
 North Yorkshire
 YO1 8QG

E: york@fineandcountry.com

T: 01904 571195

fineandcountry.com



**4 Bed
 House - Detached
 located in Scarborough**



Chestnuts Main Street Scarborough Folkton

Asking Price £400,000

Freehold



within the last 3 months (utility bill, council tax or mortgage statement).

5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.

6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

A spacious 4-bed, 3-bath home near Scarborough's east coast, blending modern comfort with rural charm for versatile living.

Welcome to Chestnuts, an impeccably HOUSE. Spanning 1,860 sq. ft., Chestnuts includes 4 bedrooms, 3 bathrooms, and garage facilities, ensuring ample space and convenience. Finished to an exceptional standard, Chestnuts presents a harmonious blend of comfort and style.

Ample Parking

• Number & Type of Rooms:

Bedrooms 4

Bathrooms 3

Total Toilets 3

Reception Rooms 1

Ideal for a family, or entrepreneurs considering holiday lettings, Chestnuts provides flexible accommodation options. Each room is thoughtfully designed to maximize comfort and functionality, ensuring residents or guests feel at home.

Part C: Additional Information

• Broadband: Ultrafast Full Fibre Broadband and Standard Broadband available

• Mobile Network: The seller has informed us that their mobile phone network is Vodafone, and they have no issues getting reception.

• Drainage: Mains drains serve the property.

• Access rights: Private property.

The property's location, just a short distance from Scarborough's east coast, further enhances its appeal, offering residents easy access to both countryside tranquility and vibrant coastal activities. Chestnuts represents a compelling opportunity to embrace a lifestyle enriched by natural beauty and modern comfort.

Upon receipt of any offer these steps will follow.

For those seeking a distinguished property that combines rural charm with contemporary living, Chestnuts offers a compelling invitation to experience a unique and versatile lifestyle.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated

Please note:

Part A:

- Property Type: Freehold
- EPC Rating Chesnuts: C
- Council Tax Band: G

Part B:

- Parking arrangements:

