



**Howgate Drive, Scarborough**  
YO11 3FL

**Asking Price £294,000**



# Howgate Drive, Scarborough

## DESCRIPTION

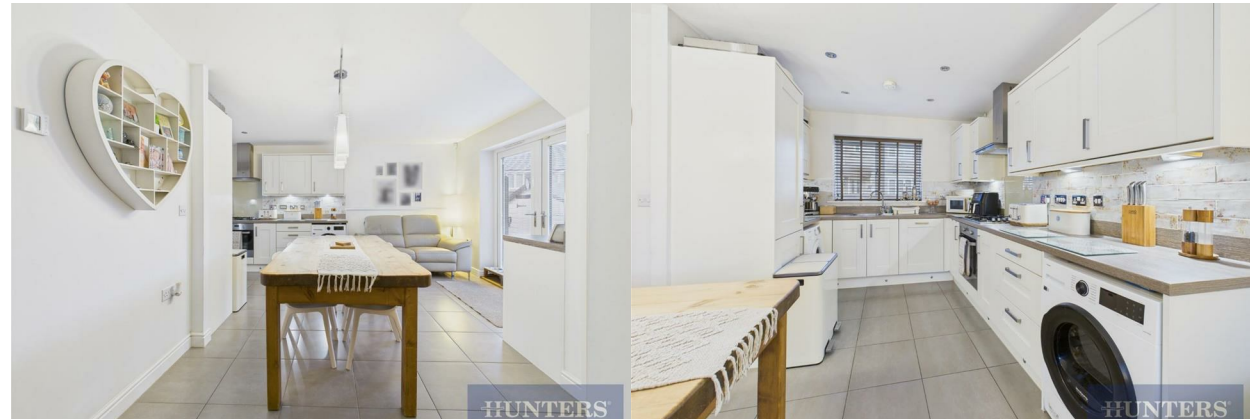
Hunters are pleased to welcome to the market this beautifully presented and fully refurbished family home, ideally located in the popular and well-established Middle Deepdale area, offering spacious, versatile accommodation arranged over two floors and finished to an exceptional standard throughout.

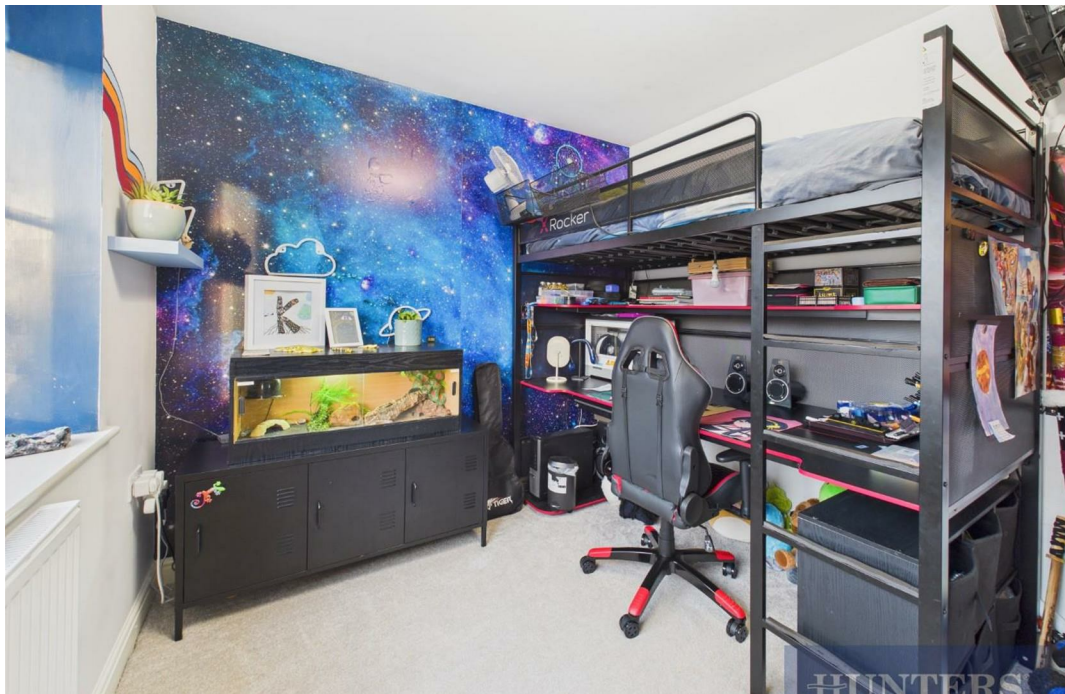
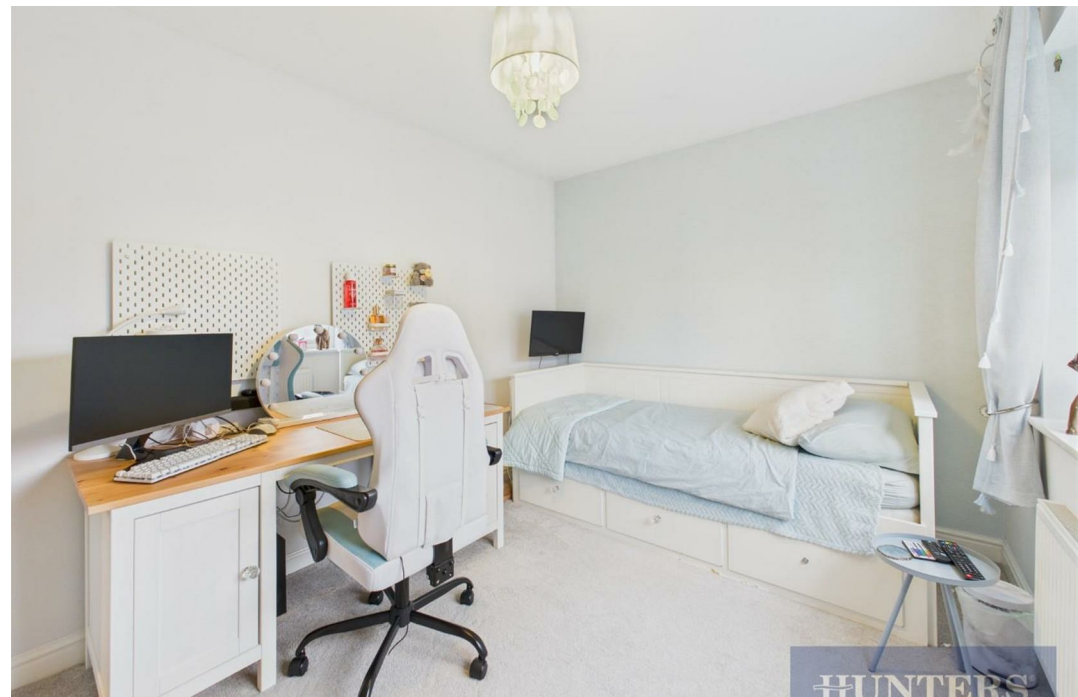
The ground floor is centred around an impressive open-plan kitchen and living area, designed for modern family life and entertaining. This generous space provides ample room for dining and relaxation, while underfloor heating throughout the entire ground floor ensures year-round comfort. A separate, well-proportioned living room offers a cosy retreat, complemented by a welcoming entrance hall and a convenient ground floor WC.

To the first floor, the property offers three double bedrooms, including a superb master bedroom complete with a Juliet balcony and a stylish en-suite shower room, allowing natural light to flood the space. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard.

Externally, the home continues to impress with a beautifully arranged garden featuring a patio area with pergola, perfect for outdoor dining and entertaining. A hot tub creates a luxurious focal point, while a pond adds charm and tranquillity to the space. Further enhancing the property is off road parking for two cars and a garage with an adjoining office, ideal for remote working, hobbies, or additional storage.

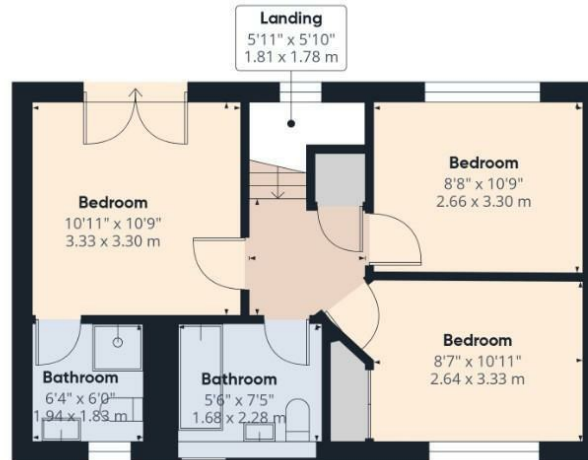
Perfectly positioned, the property is within close proximity to a range of well-regarded schools and offers convenient access to the town centre, making it an excellent choice for families and professionals alike. Fully refurbished to a high standard throughout, this outstanding home combines modern comfort, stylish design, and a highly sought-after location.



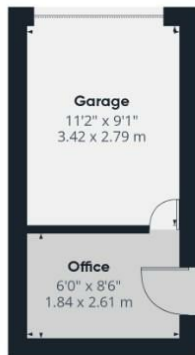




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



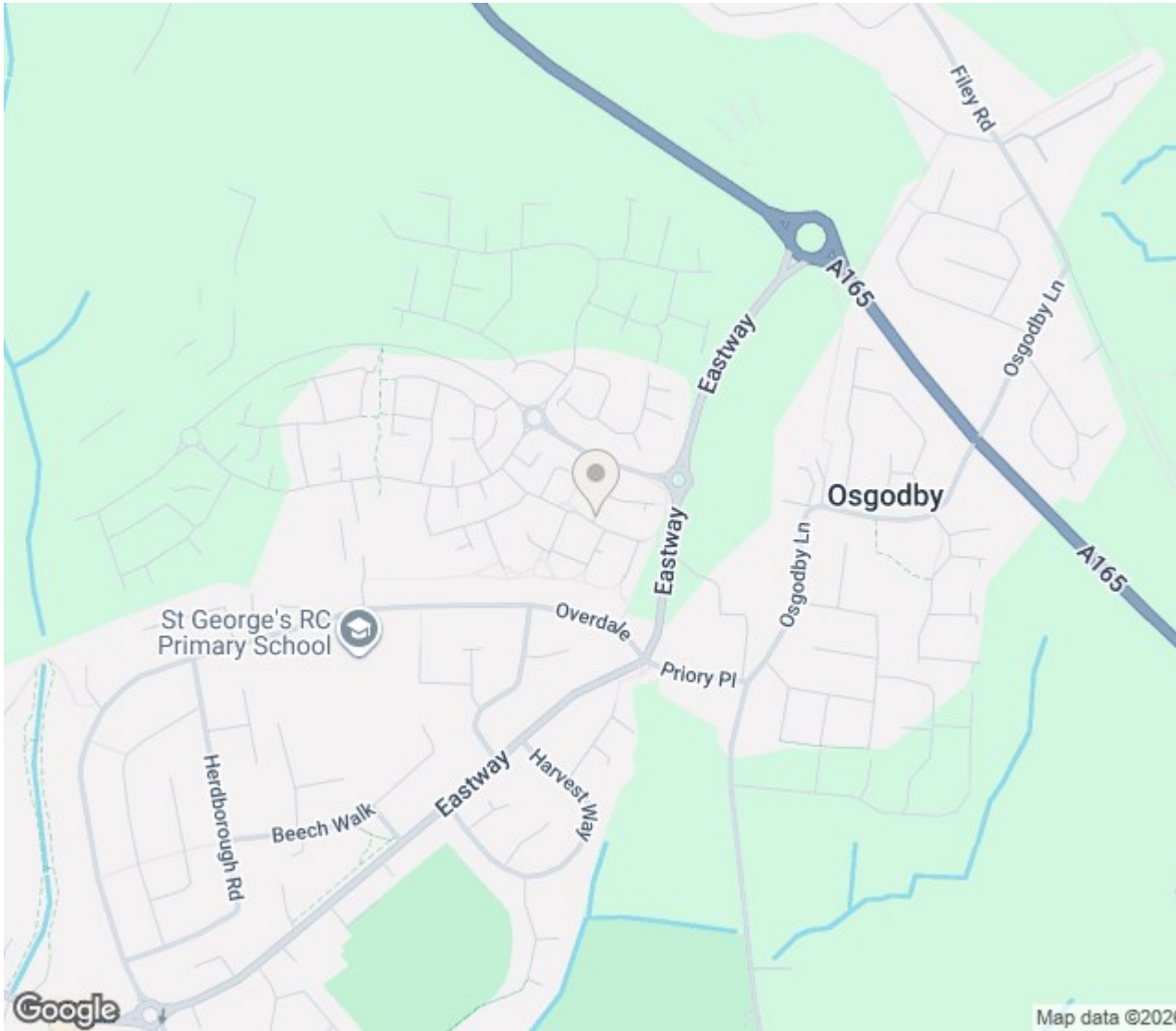
**Approximate total area<sup>(1)</sup>**  
1105 ft<sup>2</sup>  
102.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>82</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	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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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.