



HUNTERS®

North Cliff Avenue, Scarborough
YO12 6PW

£400,000

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North Cliff Avenue, Scarborough

DESCRIPTION

Hunters Exclusive are pleased to present this semi-detached home set on a generous corner plot in the highly sought-after North Cliff Avenue area of Scarborough, offering stunning views over the nearby golf course. Combining modern open-plan living with versatile family spaces, this property is ideal for those seeking comfort, style, and convenience in a prime location.

Inside, the home features a bright and spacious open-plan kitchen, living, and dining area, designed to accommodate family life and entertaining alike. Large windows and patio doors flood the space with natural light and provide seamless access to the private rear garden, perfect for outdoor dining, relaxation, or play. A separate living room offers a cosy retreat for quieter evenings, while a dedicated office space provides a functional home-working environment. The utility room adds practical storage. Upstairs, there are three generous double bedrooms, each offering comfort and ample storage, alongside a modern family bathroom.

Externally, the property benefits from a private rear garden, a corner plot providing additional outdoor space and privacy, and off-road parking for residents and visitors.

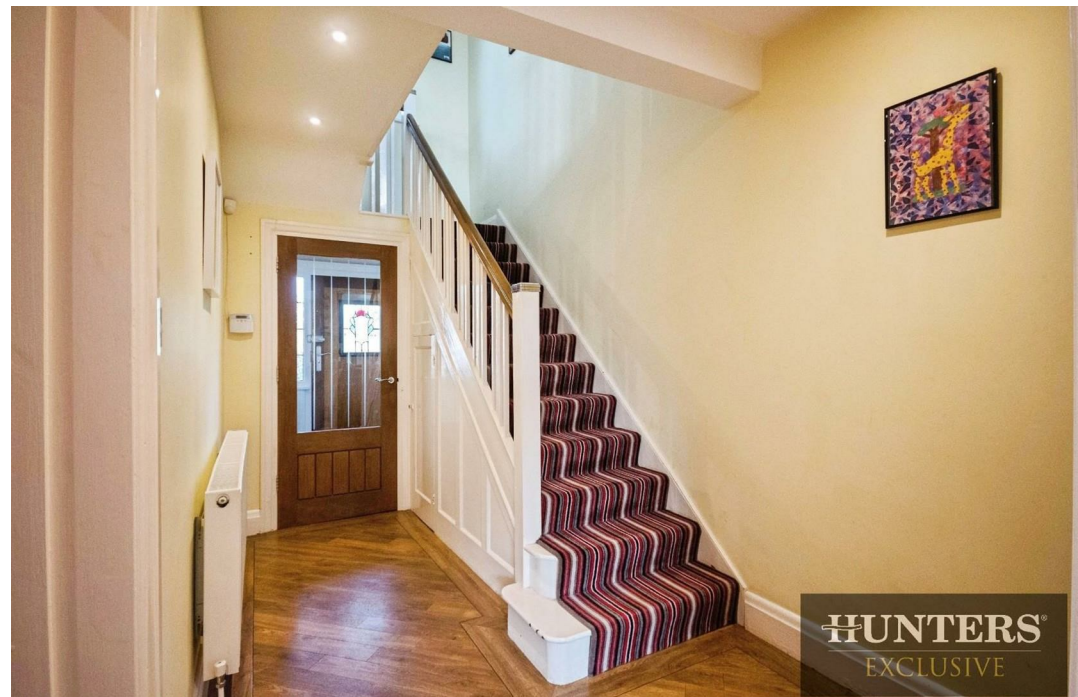
North Cliff Avenue is one of Scarborough's most desirable residential streets. It is known for its peaceful setting while remaining within easy reach of local amenities, schools, and transport links. The area is home to North Cliff Golf Club, offering panoramic views across North Bay and Scarborough Castle, along with a welcoming clubhouse and dining facilities. Residents also enjoy close proximity to Scarborough's scenic coastline, town centre, and walking routes, making this location both convenient and picturesque.

With its layout, versatile living spaces, golf course views, and prime location, this home represents a rare opportunity to acquire a stylish family residence in one of Scarborough's most prestigious areas.





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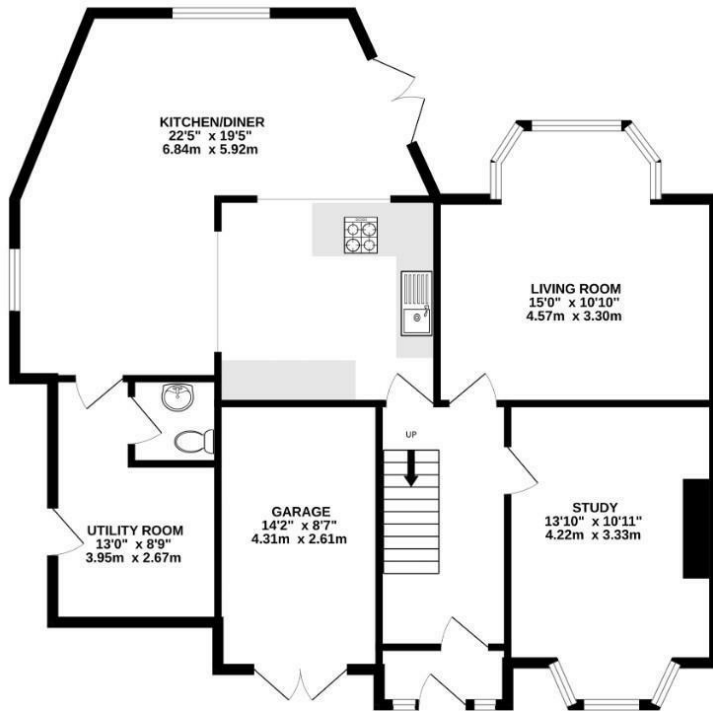
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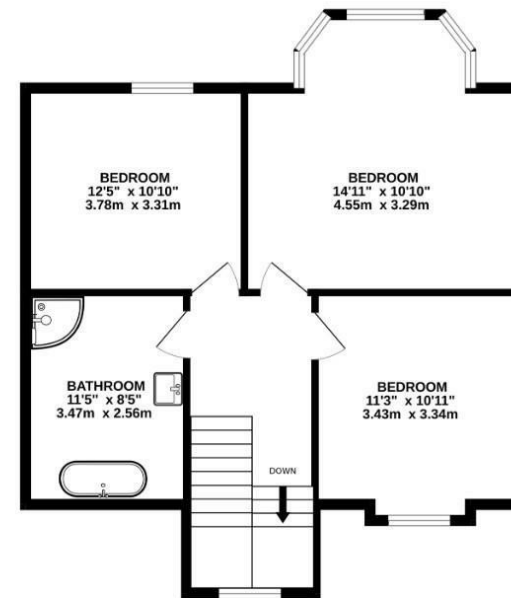
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GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1753 sq.ft. (162.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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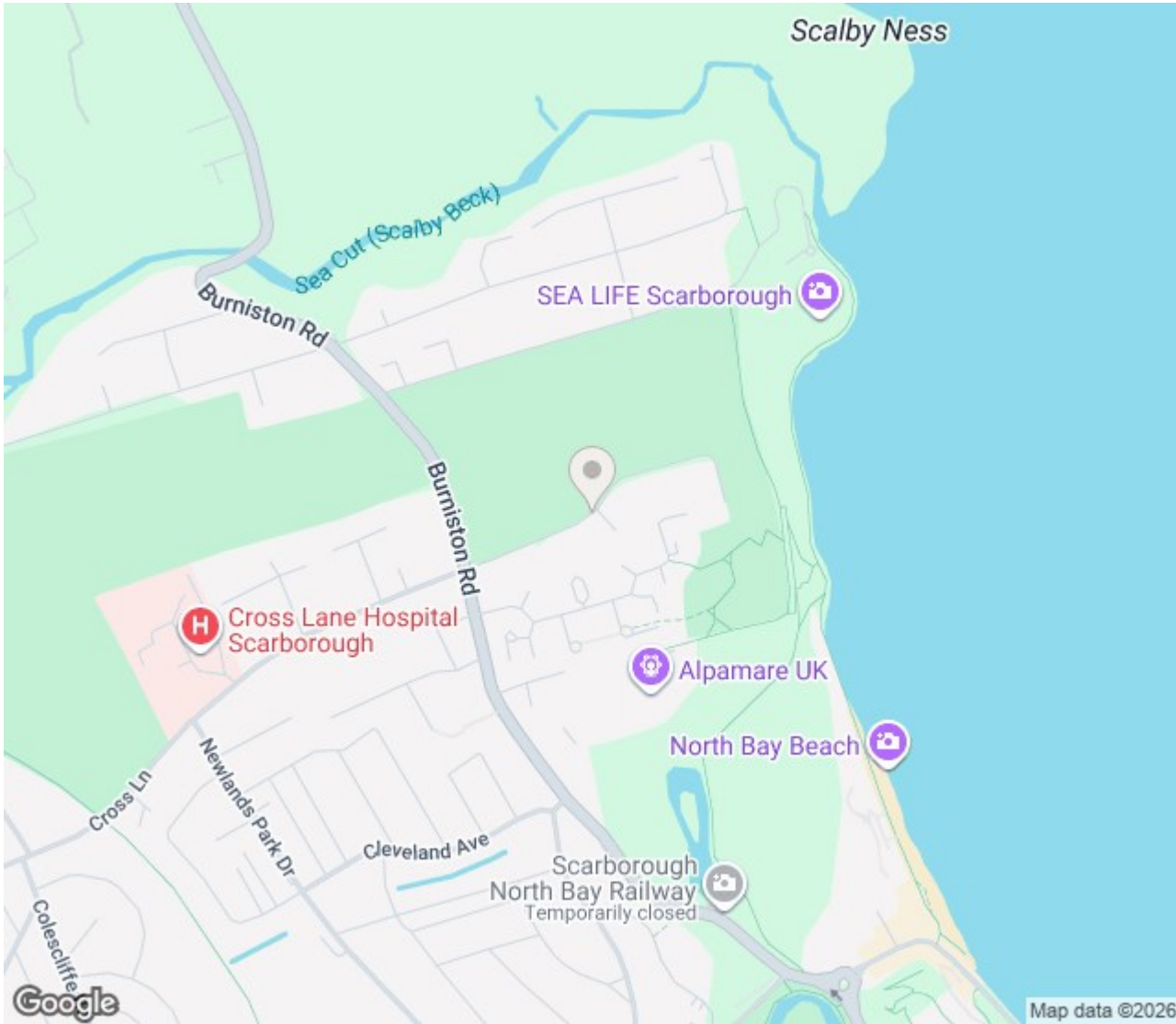


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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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