



## 88 Highfield, Scarborough, YO12 4AN

Guide Price £199,000

- Beautifully presented period semi-detached home
- Spacious and versatile accommodation over two floors
- Wealth of original character features throughout
- Elegant bay-fronted living room and separate dining room
- Spacious fitted kitchen/breakfast room
- Generous bedrooms with flexible office space
- Delightful mature rear garden enjoying a high degree of privacy
- Off-street parking and attractive kerb appeal
- Ideally located close to the amenities of the town

## 88 Highfield, Scarborough YO12 4AN

A beautifully presented and characterful period semi-detached home, offering spacious and versatile accommodation arranged over two floors. Ideally located within easy reach of the town centre, railway station and seafront, this charming home combines elegant original features with modern everyday living, whilst also benefiting from off-street parking and a delightful mature rear garden. Viewing highly recommended.



Council Tax Band: A



A beautifully presented period semi-detached home, offering deceptively spacious accommodation and an abundance of character, ideally situated within easy reach of the town centre, mainline railway station and the seafront.

Full of warmth, charm and original features, this elegant home perfectly blends timeless period character with modern everyday living. From the moment you step inside, the property immediately impresses with its high ceilings, decorative cornicing, feature fireplaces, stained glass detailing and attractive internal doors, creating a home of real personality and appeal.

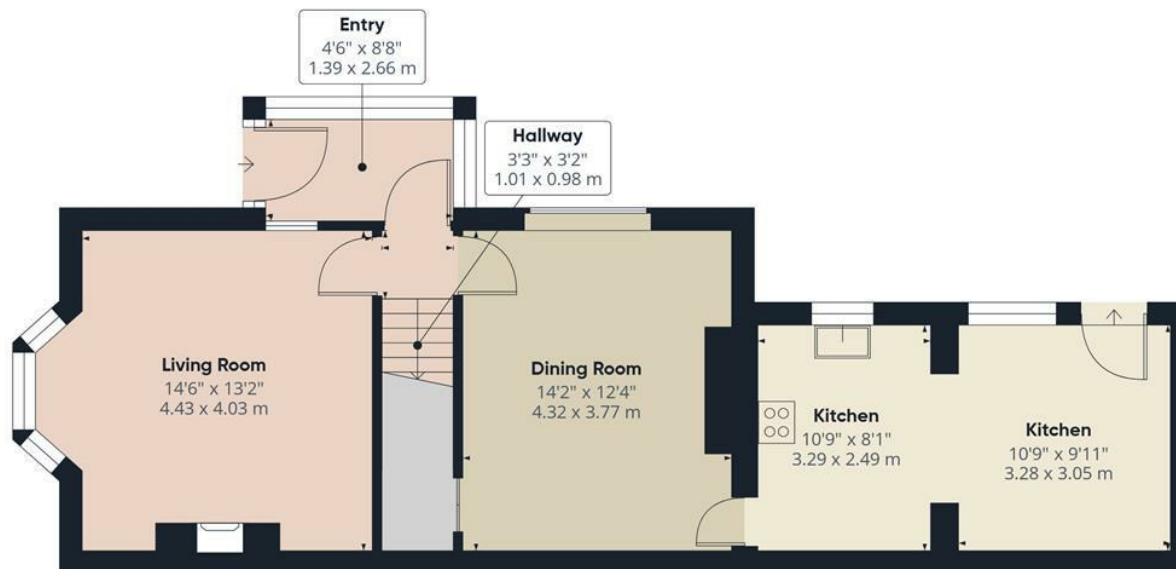
The ground floor offers wonderfully versatile living space, comprising an inviting entrance porch and welcoming hallway, a stunning bay-fronted living room filled with natural light, a separate dining room ideal for entertaining, and a spacious fitted kitchen/breakfast room forming the heart of the home. To the rear of the house there is outside paved space.

Upstairs, the property continues to impress with a double bedroom and two singles, on which can be used as a useful study/home office ideal for modern hybrid working, and a spacious family bathroom.

Externally, the house enjoys attractive kerb appeal with off-street parking to the front, whilst the delightful rear yard area enjoys a high degree of privacy and further enhances the home's tranquil setting. At present the vendor has multiple potted plants creating a pleasant space.

Perfectly positioned for convenient access to local shops, cafés and everyday amenities, the property is also within easy reach of the nearby railway station, offering excellent transport connections, whilst the seafront and beach are just a short distance away.





Floor 0



Floor 1



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

1103 ft<sup>2</sup>

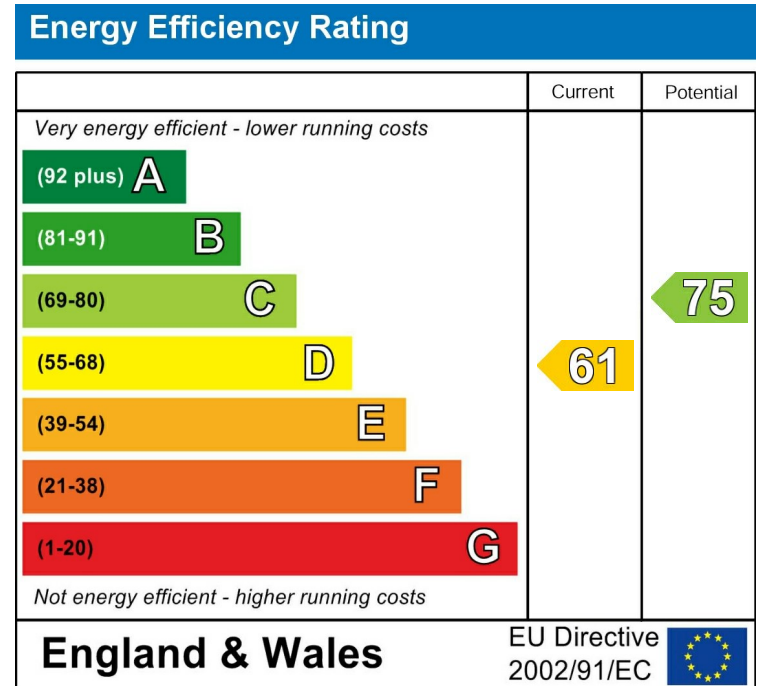
102.6 m<sup>2</sup>

(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.

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