



## Gillylees, Scarborough, YO12 5DR

- Substantial detached family home
- Two en-suites and a family bathroom
- Private Balcony
- Four bedrooms arranged over two floors
- Open-plan kitchen, living area and dining room
- Large zoned gardens, extensive driveway and car port

**Asking Price £575,000**





# Gillylees, Scarborough, YO12 5DR

## DESCRIPTION

Hunters are delighted to bring to the market this substantial four-bedroom detached residence, occupying a generous plot with beautifully landscaped gardens, extensive parking and a unique reverse-level layout. Although accessed at ground level, the main entrance leads directly into the first floor of the property, where the principal living accommodation has been thoughtfully positioned to make the most of the home's layout and outlook.

Entering the property, you are welcomed into a central landing which provides access to the spacious open-plan kitchen, dining and living area with doors opening onto a balcony, utility room, two bedrooms, including one benefitting from an en-suite shower room, and a modern family bathroom. Stairs lead down to the ground floor, where there are two further generous bedrooms, the largest enjoying its own en-suite bathroom, together with a versatile sunroom which could be utilised as a home office, snug or garden room.

Externally, the property occupies a generous plot with large gardens to both the front and rear. The gardens have been thoughtfully landscaped into separate zones, offering a variety of spaces for outdoor dining, entertaining and relaxation. The substantial driveway can comfortably accommodate approximately five vehicles, with the additional car port providing covered parking.

Situated within the sought-after Gillylees area of Scarborough, the property enjoys convenient access to local shops, supermarkets, well-regarded schools and excellent transport links, while Scarborough town centre and the stunning Yorkshire coastline are just a short drive away.











Ground Floor



Floor 1



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

1933 ft<sup>2</sup>  
179.7 m<sup>2</sup>

Balconies and terraces

179 ft<sup>2</sup>  
16.6 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

### Viewings

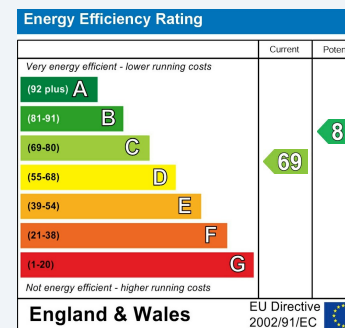
Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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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