



HUNTERS[®]
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HUNTERS

Almond Grove, Scarborough

Asking Price £215,000



Located in a popular residential position on the north side of Scarborough, just a short distance from the well-regarded Manor Road Park, this well proportioned three bedroom semi-detached house offers a versatile living space, ideal for a range of buyers including families, downsizers, or those seeking flexible accommodation.

The property opens into a welcoming entrance hallway, leading through to a spacious open-plan living and dining area, creating a bright and sociable space perfect for both everyday living and entertaining. The kitchen is positioned to the rear, offering a practical layout with access to the outside.

To the first floor, there are three bedrooms along with a family bathroom.

Externally, the property enjoys a laid to lawn rear garden, ideal for relaxing or outdoor dining, while to the front there is a driveway providing off-street parking and access to a detached garage, offering additional storage or workshop potential.

Situated in a sought-after area close to local amenities, schools, and transport links, as well as the open green space of Manor Road Park, this property presents a fantastic opportunity to acquire a versatile home in a desirable location.

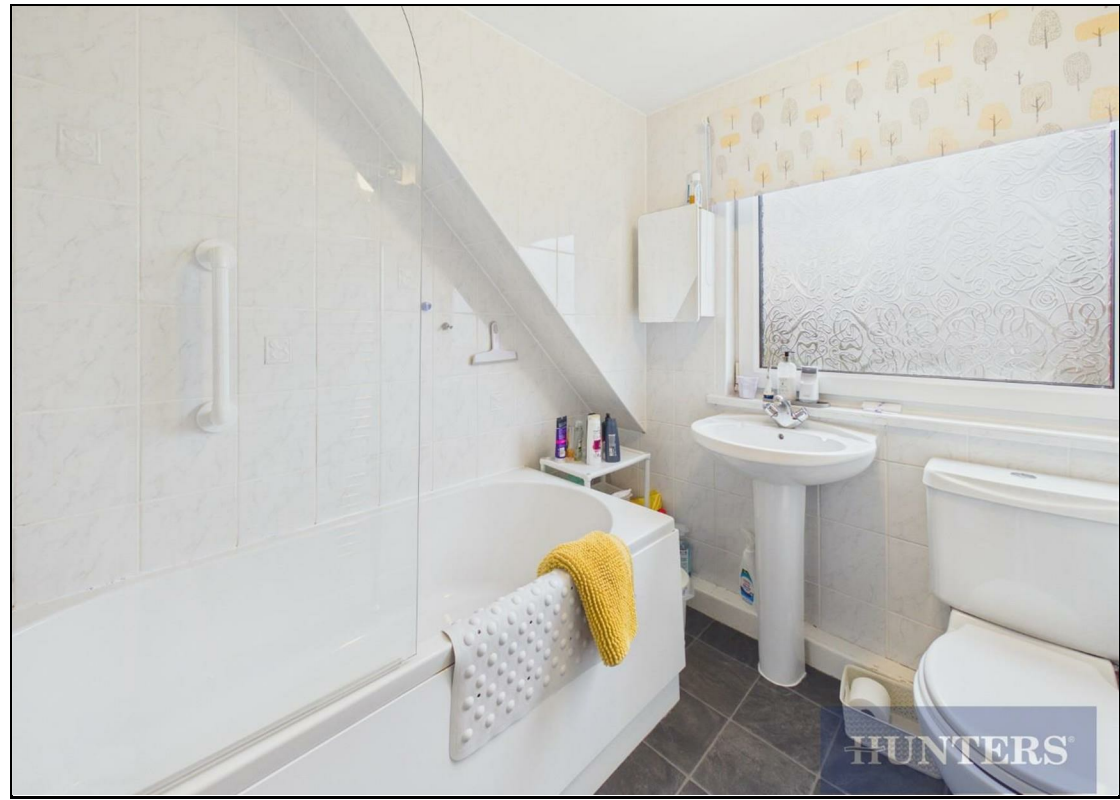
We highly recommend an internal viewing of this property, call the office today on 01723 336760!

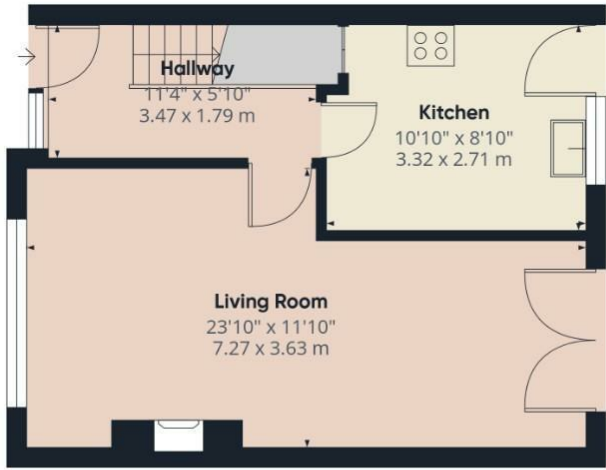
KEY FEATURES

- Semi-detached house
- Three bedrooms
- Enclosed rear garden
- Off road parking & detached garage
 - EPC: D
- Access to local amenities
- Central location

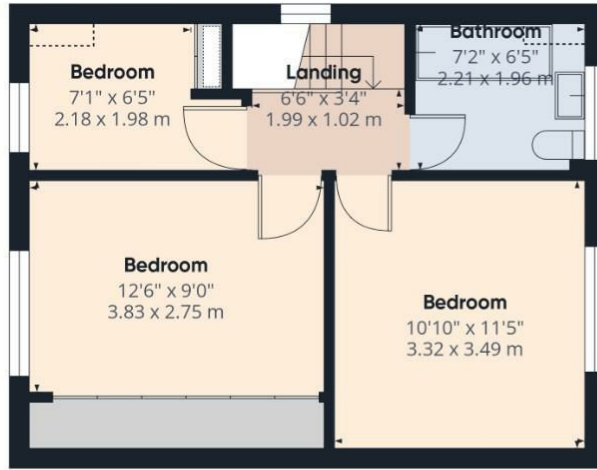








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 954 ft²
 88.6 m²

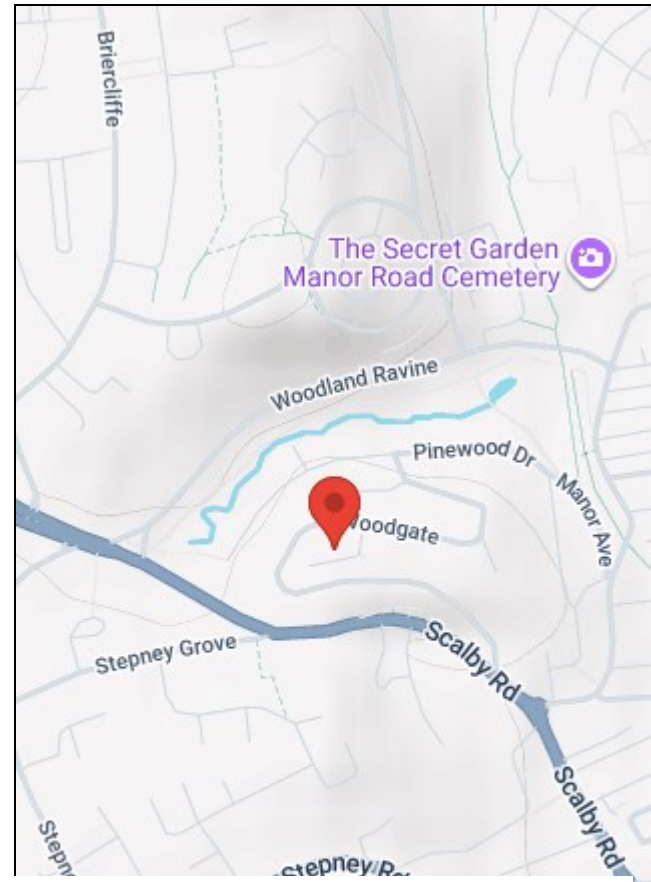
Reduced headroom
 5 ft²
 0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	64
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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