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Throxenby Lane, Scarborough

Offers In Excess Of £274,400



Welcome to Throxenby Lane, Scarborough a charming and sought-after location for this delightful semi-detached house. Designed with both functionality and comfort in mind, this inviting home offers three bedrooms, providing ample space for the whole family. One of the bedrooms is currently being used as a home office, offering a practical solution for those who work from home or require additional space for hobbies, making it a versatile and adaptable living arrangement that suits modern lifestyles.

The spacious living/dining room is an ideal setting for family gatherings or entertaining friends, offering plenty of room for a large dining table as well as a comfortable lounging area, with French doors leading out to the garden. The kitchen has ample counter space to modern appliances, creating a perfect environment for everyday cooking or hosting special occasions. The property also features a modern bathroom, designed for convenience and comfort, providing a tranquil space to unwind and refresh after a busy day.

Stepping outside, you'll find a well-maintained garden, offering a peaceful retreat for outdoor activities or relaxing in the fresh air. Whether you're looking to create a play area for children, a spot for gardening, or a space for alfresco dining, the garden is versatile and inviting. The property also benefits from a garage and off-road parking, ensuring plenty of secure parking and storage options for vehicles or other belongings.

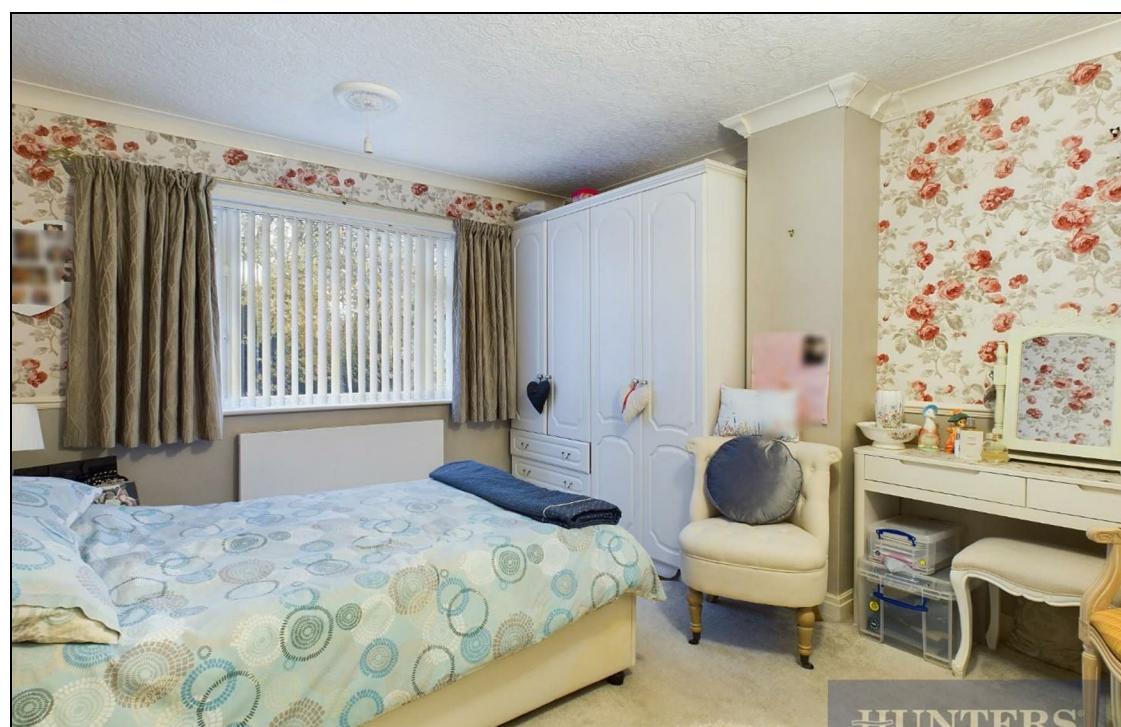
This property is perfectly suited for families, professionals, or anyone seeking a home that combines comfort, versatility, and an excellent location offering the best of both indoor and outdoor living spaces. The area is well-served by schools, parks, and convenient shops, making it an ideal place for those looking for a quiet yet connected lifestyle. With easy access to Scarborough's town centre and nearby countryside, Newby combines the best of coastal living with a relaxed suburban vibe.

Don't miss this opportunity!

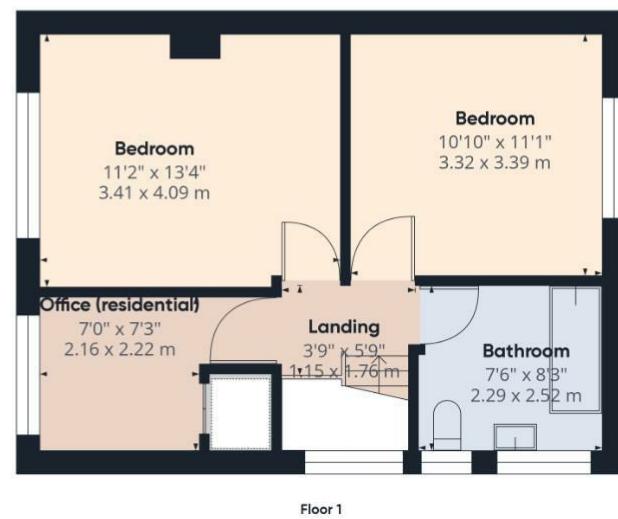
KEY FEATURES

- Large Kitchen
- One Living/Dining Room
- Three Well Sized Bedrooms
- Modern Family Bathroom
- Garden With Paved Area
- Garage & Parking









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Approximate total area⁽¹⁾

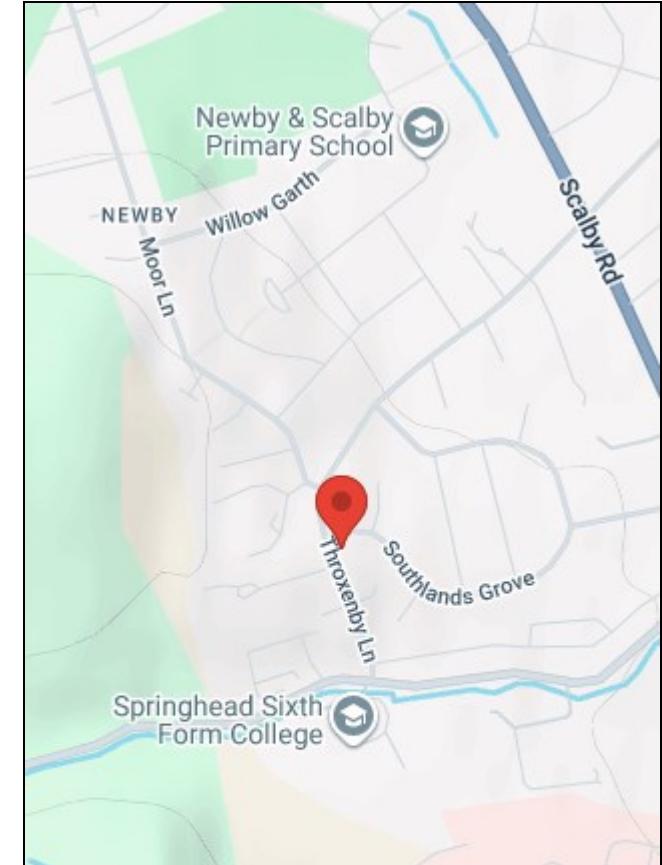
890.4 ft²
82.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	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			
England & Wales	EU Directive 2002/91/EC		

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