



Edgehill Road, , Scarborough, YO12 4BG

- No site fees or rates until April 2027
- Fully equipped kitchen
- Elevated coastal outlooks & peaceful grounds
- Contemporary open-plan living
- Master suite with en-suite
- Exclusive new development

£73,995



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DESCRIPTION

Victory Brontë is a 38ft x 12ft, 2-bedroom holiday home that perfectly blends modern elegance with functional design. This beautifully crafted lodge offers an inviting and spacious lounge area, featuring an L-shaped sofa ideal for relaxing, entertaining, or just taking in the beautiful views of Scarborough.

The smoke green U-shaped kitchen is a standout element, combining stylish aesthetics with practicality. It includes integrated appliances and ample worktop space that make meal preparation a pleasure. Opposite the kitchen, the free-standing dining table and chairs provide a flexible, contemporary space for dining and conversation.

The master bedroom offers comfort and convenience, complete with built-in wardrobes and its own private en-suite W.C. The second bedroom is thoughtfully arranged with twin beds, making it perfect for guests or family. A separate main shower room includes sleek, modern fittings and a smart layout for everyday ease.

Whether you're searching for weekend escape or a serene second home, the Victory Brontë brings together style, comfort, and thoughtful design in one impressive package.

No site fees or rates to pay until April 2027!

Running costs for 2026;

Site fees £3696

Local Authority Rates £148 (25/26)

Gas (Bottled/metered - pitch dependent. 47kg bottles are £105)

Electric - metered and invoiced 6 monthly

Insurance – a “new for old” policy is required (estimated £250-£450)





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.

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			
England & Wales		EU Directive 2002/91/EC	

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.

Viewings

Please contact 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.



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