

Wheatcroft Avenue, Scarborough, YO11 3BN

Asking Price £895,000

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Hunters Exclusive are delighted to bring this highly prestigious, rare to the market detached home situated in a prominent position on the Yorkshire coast, this exquisite detached house offers breathtaking panoramic views. Overlooking Scarborough's iconic South Bay, historic castle headland, far reaching views towards the moors and the scenic Olivers Mount. Meanwhile from the rear the views stretch towards Filey and Flamborough's coastline. This Stunning Abode also benefits five bedrooms, balcony, underfloor heating, attractive garden, garage and ample off road parking. This property is truly unique! The ground floor features a grand entrance hall where you can take in the breathtaking views, leading to an open-plan kitchen/lounge/diner designed for versatile living and entertaining. There is a convenient downstairs WC, bootroom for ample storage, and a plant room housing essential utilities. The floor also includes a cozy lounge and a second reception room, which could serve as a cinema room or additional lounge space. The first floor boasts a master bedroom with a balcony offering stunning views, complete with a dressing room and en suite bathroom. There are two additional bedrooms at the front, each with picturesque views, and another bedroom at the rear providing sea views and vistas towards Filey and Flamborough. This floor also includes a spacious family bathroom. The top floor features a large landing space, currently utilized as an office, and a fifth bedroom with an en suite shower room. The outside offers Indian stone paved patio area with a pizza oven, perfect for alfresco dining, steps leading into the lawned garden and a further enclosed patio area that serves as a perfect sun trap. To the front there is ample parking, three electrical car charging points and further patio area to take in your special surroundings. This property offers stunning views from almost every room and aspect making it a once-in-a-lifetime opportunity for potential buyers.











Entrance Hall
UPVC double glazed window to the front aspect with Sea and Castle views, Far reaching field views, and Olivers Mount views, UPVC double glazed door to the side aspect, coving, spotlights, wooden flooring, space for seating to look out towards the views, power points and stairs to the first floor landing with large under stairs cupboard housing under floor heating system, power and lighting.

Lounge
UPVC double glazed windows to the front and side aspect with panoramic Sea and Castle Views, spot lights, LED Lighting, coving, TV point and power points.

Reception Room
UPVC double glazed windows to the side and rear aspects looking out to the garden, Bi folding doors to the rear, LED lighting, spotlights built in shelving, wooden flooring, TV point, wired ready for projector to be installed to create a cinema room and power points.

Kitchen/Diner/ Lounge
UPVC double glazed window to the front and side aspects with Sea and Castle views, far reaching field views and Olivers Mount views, UPVC double glazed window to the rear aspect, Bi folding doors to the rear aspect, tiled flooring, spot lights, LED lights, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for dishwasher, kitchen island with base units, double range oven, extractor hood, feature chimney with log burner, wine cupboard, built in shelving and cupboards and power points.

Boot Room
Door to the front aspect, door to the rear aspect, UPVC double glazed windows to the rear aspect, fitted shelving unit, storage cupboard, tiled flooring, space for fridge/freezer and power points.

Downstairs WC
Tiled floor, fully tiled walls, extractor fan, low flush WC and wash hand basin with vanity unit.

Plant Room
UPVC double glazed windows to the side and rear aspect, housing solar panel system and hot water system, wash hand basin, space for washing machine and tumble dryer and power points.

First Floor Landing
UPVC double glazed window to the front aspect with Sea and Castle Views, spot lights, coving, radiator, stairs to the second floor and power points.

Bedroom 1
UPVC double glazed window to the front and side aspects with Sea, Castle, far reaching field views and Olivers Mount views, UPVC double glazed door leading on to the balcony, LED lighting, spotlights, coving, loft access, radiator, walk in dressing room with further loft access and power points.

Ensuite Bathroom
UPVC double glazed opaque window to the rear aspect, spot lights, heated towel rail, tiled walls, shaver point, underfloor heating, four piece bathroom suite comprising: panel enclosed bath with mixer taps, walk in shower cubicle with shower seat and shower attachment, low flush WC and wash hand basin with vanity unit.

Bedroom 2
UPVC double glazed windows to the front and side aspects with Sea, Castle, far reaching field views and Olivers Mount views, UPVC double glazed door leading on to the balcony, coving, radiator, TV point and power points.

Bedroom 3
UPVC double glazed window to the front aspect with Sea and Castle views, far reaching field views and Olivers Mount Views, coving, radiator, TV point and power points.

Bedroom 4
UPVC double glazed window to the rear aspect with sea and cliff top views towards Filey, coving, radiator, TV point and power points.

Bathroom
UPVC double glazed opaque window to the rear aspect, spotlights, fully tiled walls, tiled floor, shaver point, heated towel rail, underfloor heating, four piece bathroom suite comprising: panel enclosed bath with mixer taps, walk in shower cubicle with shower attachment, low flush WC and wash hand basin with vanity unit.





Second Floor Landing/ Office
UPVC double glazed window to the rear aspect with sea and cliff top views towards Filey, two Velux windows, eaves storage, spot lights, radiator and power points.

Bedroom 5
UPVC double glazed window to the front aspect with Sea and Castle Views, far reaching field views and Olivers Mount views, Velux window to the rear, spotlights, loft access, eaves storage, radiator, TV point and power points.

Ensuite Shower Room
Velux window, spotlights, underfloor heating, eaves storage, heated towel rail, tiled floor, tiled walls, shaver point and three piece suite comprising: walk in shower with shower attachment, low flush WC and wash hand basin with vanity unit.

Garden
Indian Stone paved patio area with pizza oven, outdoor storage sheds, outside lights, side entrance, steps leading up to the raised lawned garden area with sea and cliff top views, further enclosed patio area.

Garage
Solar Panels for the hot water, electric door, loft space, housing two boilers and power and lighting

Outside
Parking for multiple vehicles, three electric car charging points, patio area (currently houses hot tub) log stores and Sea and Castle Views, far reaching field views and Olivers Mount views.

Additional Information
Underfloor heating throughout the downstairs and all bathrooms.
Gas central heating via radiators on the first and second floors, each room can be individually controlled.

Location
Situated on the South side of Scarborough the property benefits from access to shops, restaurants, schools and transport links in and out of town as well as only a short walk away from Scarborough beach and town centre. Located a short walk away from the Esplanade and within easy access of the Cleveland Way, the property is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges. Also nearby are the benefits of Ramshill Road amenities which include; convenience stores, pharmacy, post office, public houses, butchers and hotels.

Material Information Scarborough
Tenure Type; Freehold
Council Tax Banding; F

HMRC Disclaimer - Scarborough
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.


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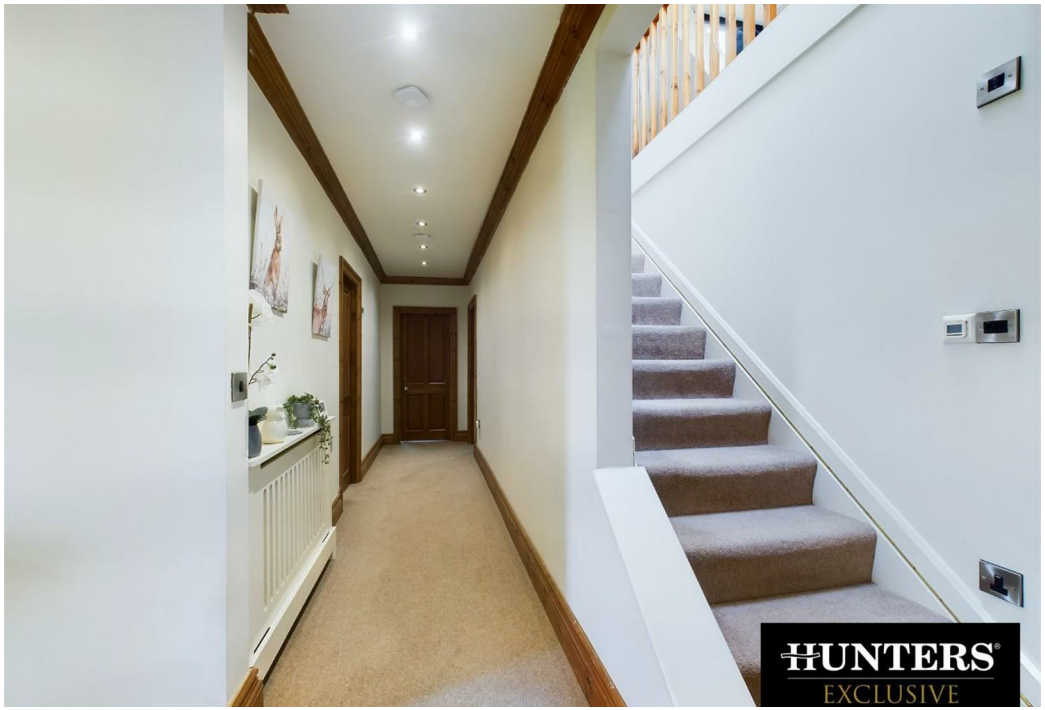
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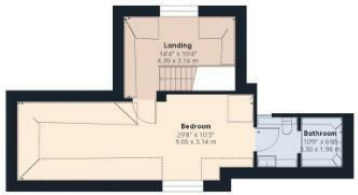
Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

3592.23 ft²
333.73 m²

Reduced headroom

171.69 ft²
15.95 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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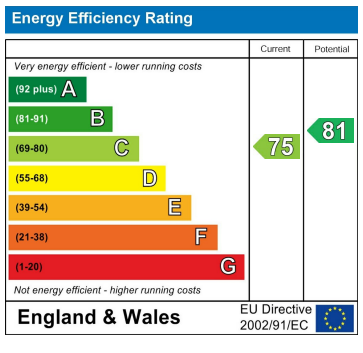

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01723 336760 | Website: www.hunters.com

DISCLAIMER

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.

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