



**West Acres Close, Scarborough**

YO13 9LJ

**£475,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# West Acres Close, Scarborough

## DESCRIPTION

Hunters are delighted to present this substantial five bedroom detached family home, occupying a generous plot in the highly sought-after village of West Ayton. Offering spacious and versatile accommodation throughout, along with a large rear garden, extensive driveway and double garage, this impressive property is ideal for growing families looking for a home in a well regarded village setting with excellent access to Scarborough and the surrounding countryside.

The accommodation briefly comprises a welcoming entrance hall, spacious living room, separate sitting room, dining room and a fitted kitchen with adjoining utility room. A bright sun room overlooks the rear garden, providing an additional reception space perfect for relaxing or entertaining. To the first floor are five well proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside further family bathroom accommodation.

Externally, the property benefits from a generous rear garden offering a fantastic space for outdoor dining, entertaining and family use. To the front, a large driveway provides ample off street parking and leads to the double garage.

Situated within the ever popular village of West Ayton, often referred to as the "Gateway to the Moors", the property enjoys an enviable setting surrounded by beautiful countryside while still being conveniently positioned for easy access to Scarborough, Pickering and the A64. The village itself offers a range of local amenities including shops, pubs, cafes, a doctor's surgery and highly regarded schooling, making it a particularly desirable location for families. West Ayton also benefits from excellent nearby walking routes, access to Dalby Forest and the North York Moors National Park, while the Yorkshire coast is only a short drive away, allowing buyers to enjoy both village and coastal living.



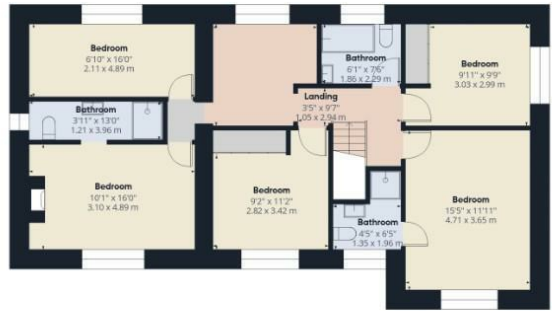


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Ground Floor

Approximate total area<sup>(1)</sup>  
2224 ft<sup>2</sup>  
206.6 m<sup>2</sup>



Floor 1

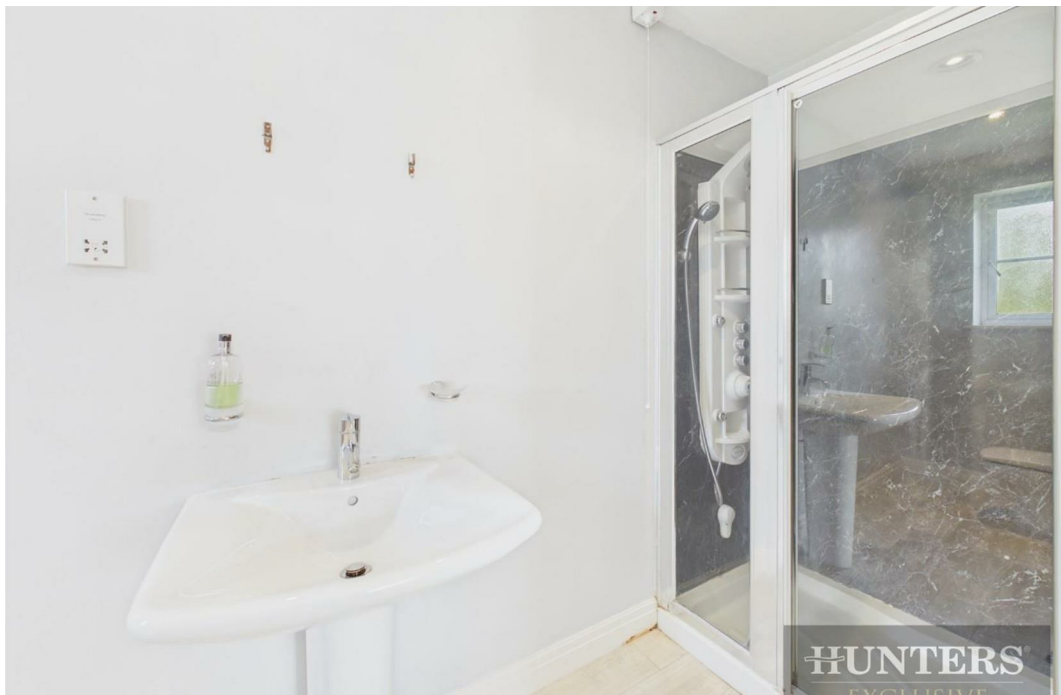


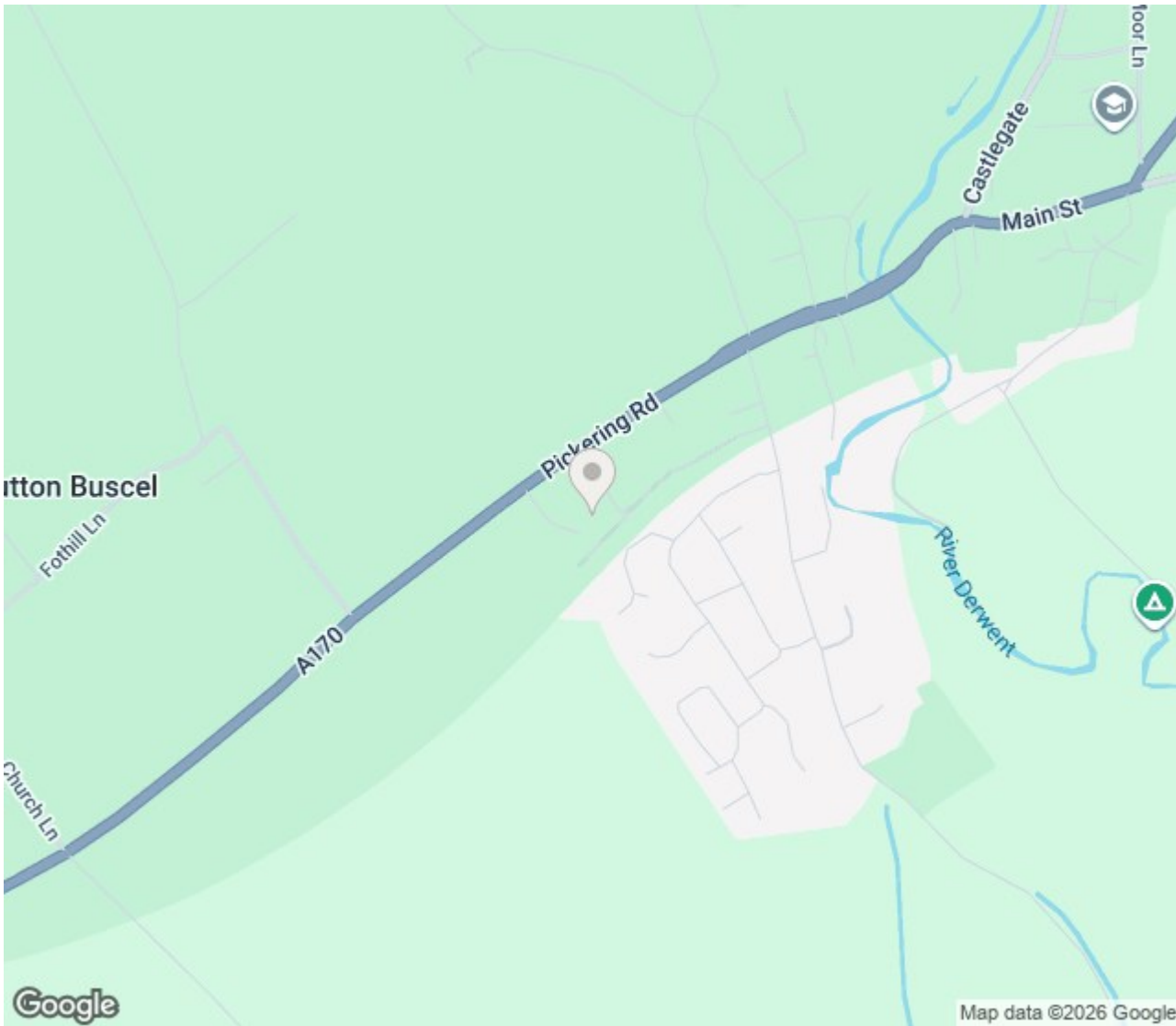
(1) Excluding balconies and terraces

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

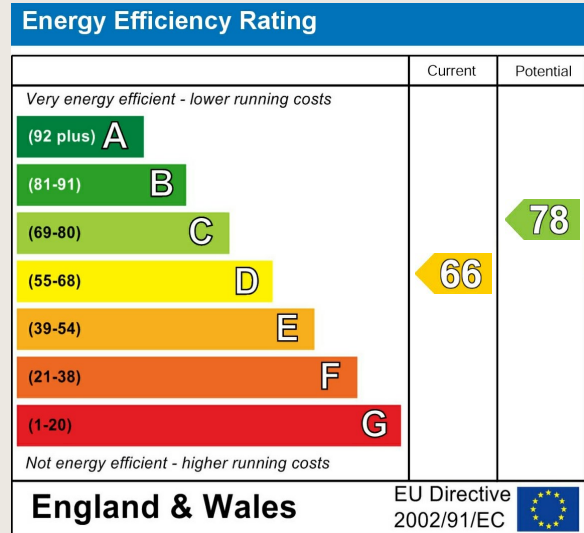
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## ENERGY PERFORMANCE CERTIFICATE



### 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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



