



HUNTERS[®]
HERE TO GET *you* THERE

3  |  |  |  D

HUNTERS

Gildercliffe, Scarborough

Offers Over £145,000



Hunters are delighted to offer this charming three-bedroom semi-detached home with stylish open-plan living and generous outdoor space. This beautifully presented property offers a perfect blend of contemporary living and functional design, ideal for families, couples, or first-time buyers.

Step inside to discover a spacious open-plan living and dining area, bathed in natural light and designed for modern living. French doors at the rear open directly onto the garden, creating a seamless flow between indoor and outdoor spaces—perfect for entertaining or relaxing. The well-appointed kitchen also features French doors, providing easy access to the garden and enhancing the bright, airy feel throughout the ground floor. With ample worktop space and storage, it's both practical and stylish. Upstairs, the home offers three well-proportioned bedrooms and a modern shower room with contemporary fixtures and fittings.

Externally, the rear garden features a decked area ideal for outdoor dining or lounging, as well as a lawned space for children or gardening. The front garden adds curb appeal and a warm welcome.

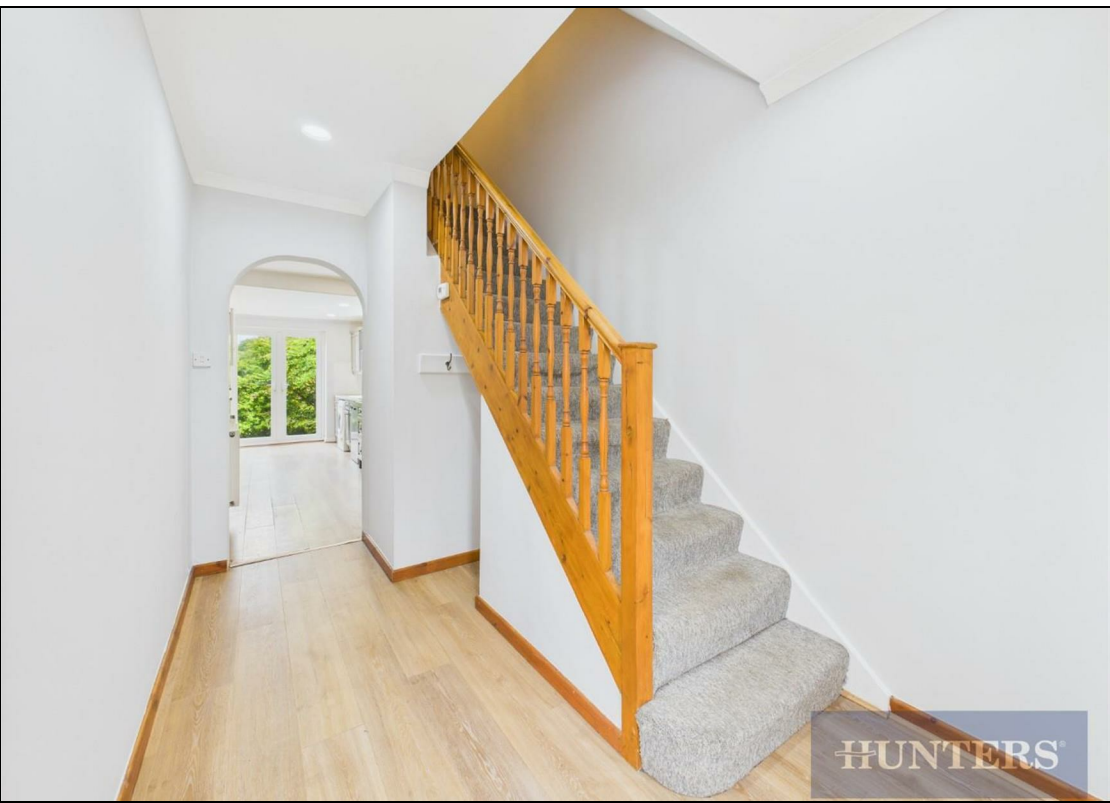
Scarborough's North Side offers quieter beaches, and historic charm. Overlooked by Scarborough Castle, it features the peaceful North Bay, scenic Marine Drive, and family-friendly Peasholm Park. It's a relaxed, picturesque area ideal for walks, nature, and coastal views.

A superb opportunity to acquire a well-kept, move-in-ready home in a desirable location. Early viewing is highly recommended.

KEY FEATURES

- Semi Detached Home
- Open Plan Living/Dining Room
 - Large Kitchen
 - Three Bedrooms
- Front and Rear Gardens
- Council Tax: A







HUNTERS



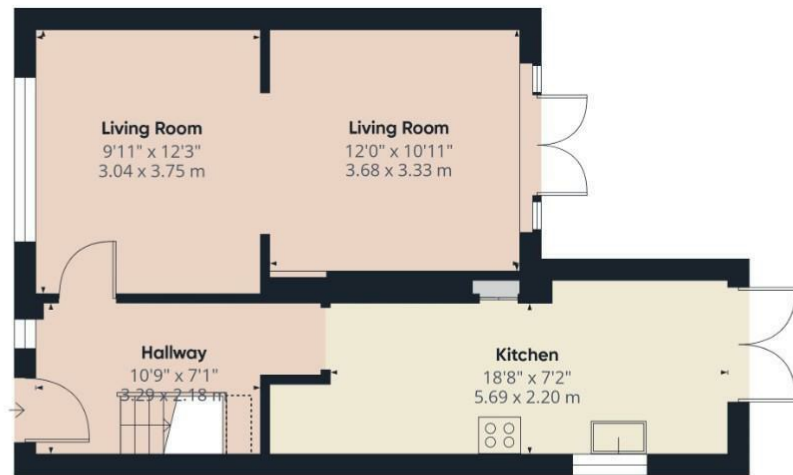
HUNTERS



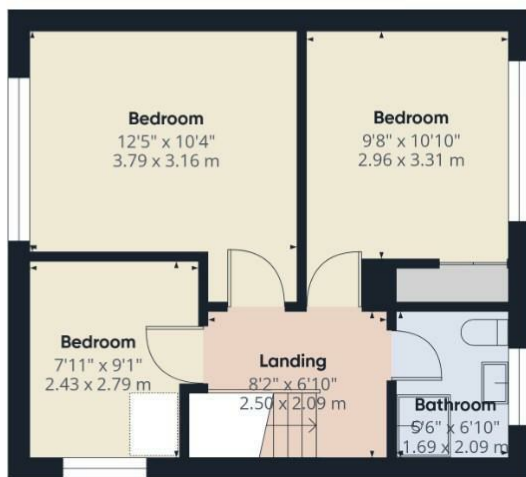
HUNTERS



HUNTERS



Ground Floor



Floor 1



Approximate total area^m

895 ft²
83 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

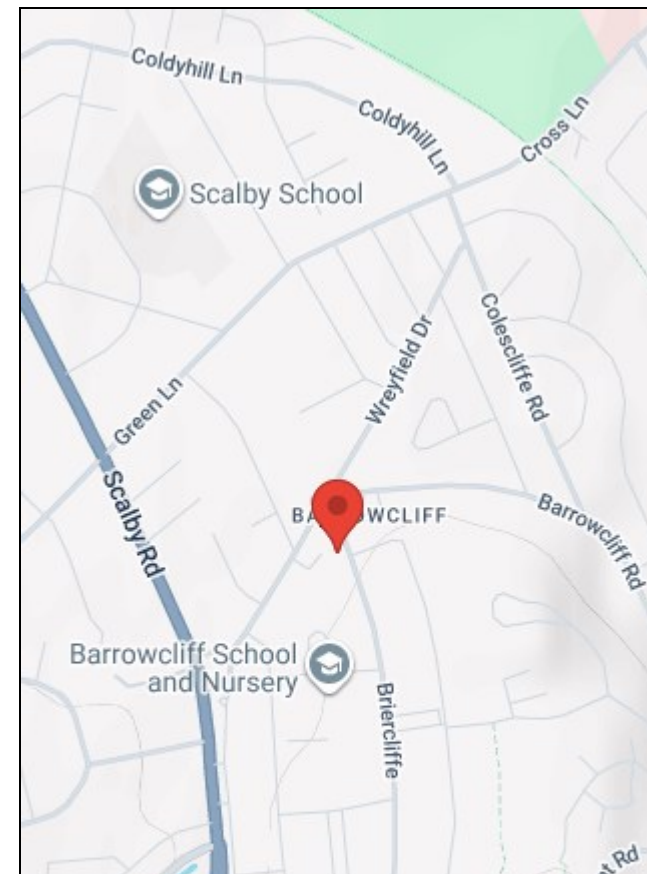
Reduced headroom

..... Below 5 ft/1.5 m

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.

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 | | | |
| | | 67 | 74 |
| 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 | |

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Algate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited