



## Highfield, Scarborough

YO12 4AW

Asking Price £350,000



# Highfield, Scarborough

## DESCRIPTION

Hunters are pleased to present this impressive three-bedroom ground floor apartment, forming part of the former Old Vicarage and offering an exceptional blend of character, space and practicality. Boasting magnificent 18ft ceilings and beautifully preserved original covings, the property immediately showcases the building's rich heritage and period charm.

The accommodation is generously proportioned throughout, featuring a spacious living room filled with natural light, a well-sized kitchen with useful pantry space, and three versatile bedrooms suitable for family living or home working. A family bathroom completes the internal layout. The property benefits from two separate entrances – a main front entrance accessed via attractive stone steps leading through the wrap-around garden, and a secondary rear entrance, adding flexibility and convenience for day-to-day living. In addition, the property benefits from a cellar, providing useful additional storage space.

Externally, the grounds are a real feature. The front garden wraps around the property and has been thoughtfully designed in a Japanese-inspired style, creating a peaceful and private setting. There is a charming summerhouse at the front, a brand-new boundary fence, and a delightful courtyard sun trap, ideal for relaxing or entertaining. In addition, off the courtyard, there are several original brick-built outbuildings providing excellent supplementary storage, alongside a secondary functional outside WC. The property further benefits from a large garage fitted with a remote-operated power door with a small driveway, offering valuable off-street parking.

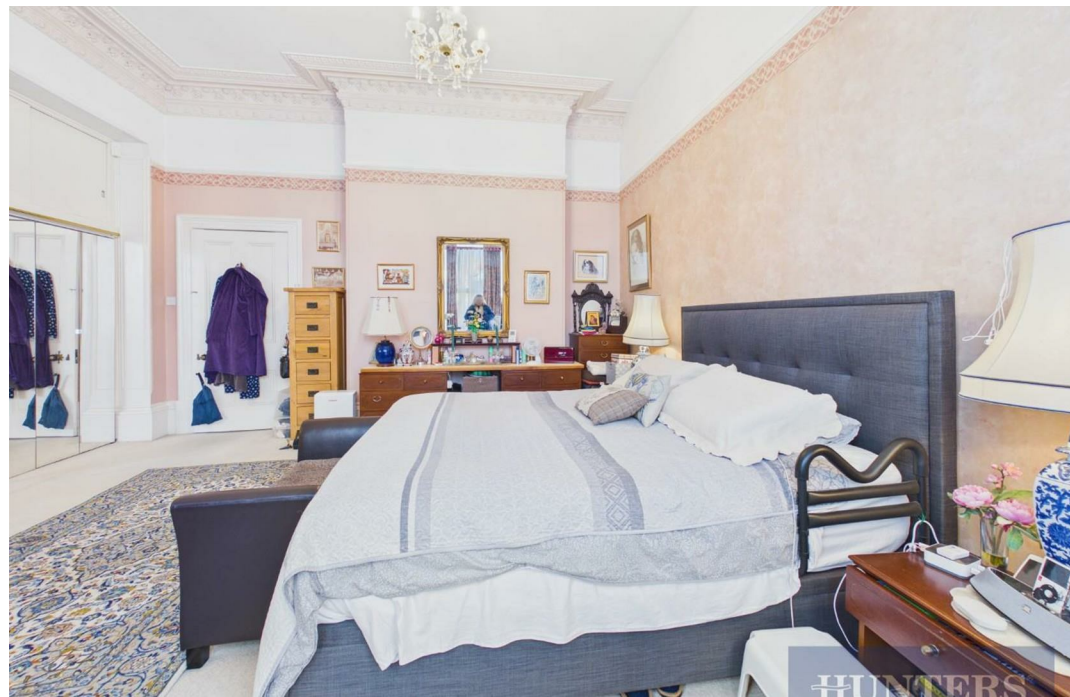
Located on Highfield in Scarborough, the property sits within a well-regarded residential area known for its attractive period homes and convenient access to local amenities. The location provides excellent access to Scarborough town centre and transport links.

A rare opportunity to acquire a ground floor apartment with charming original features!

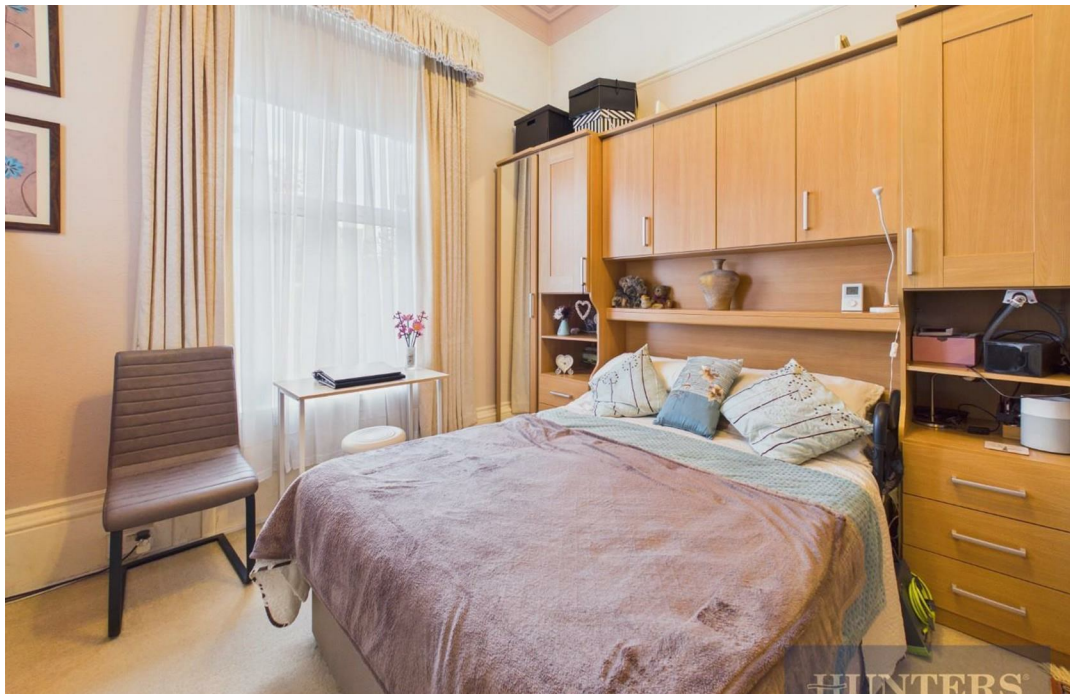




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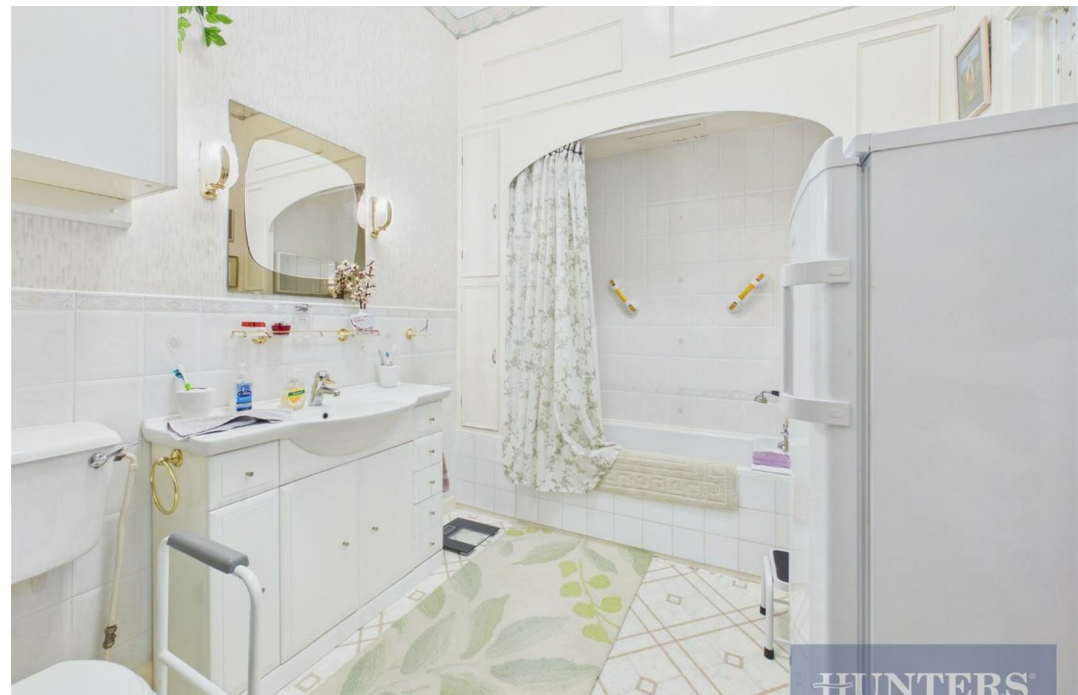


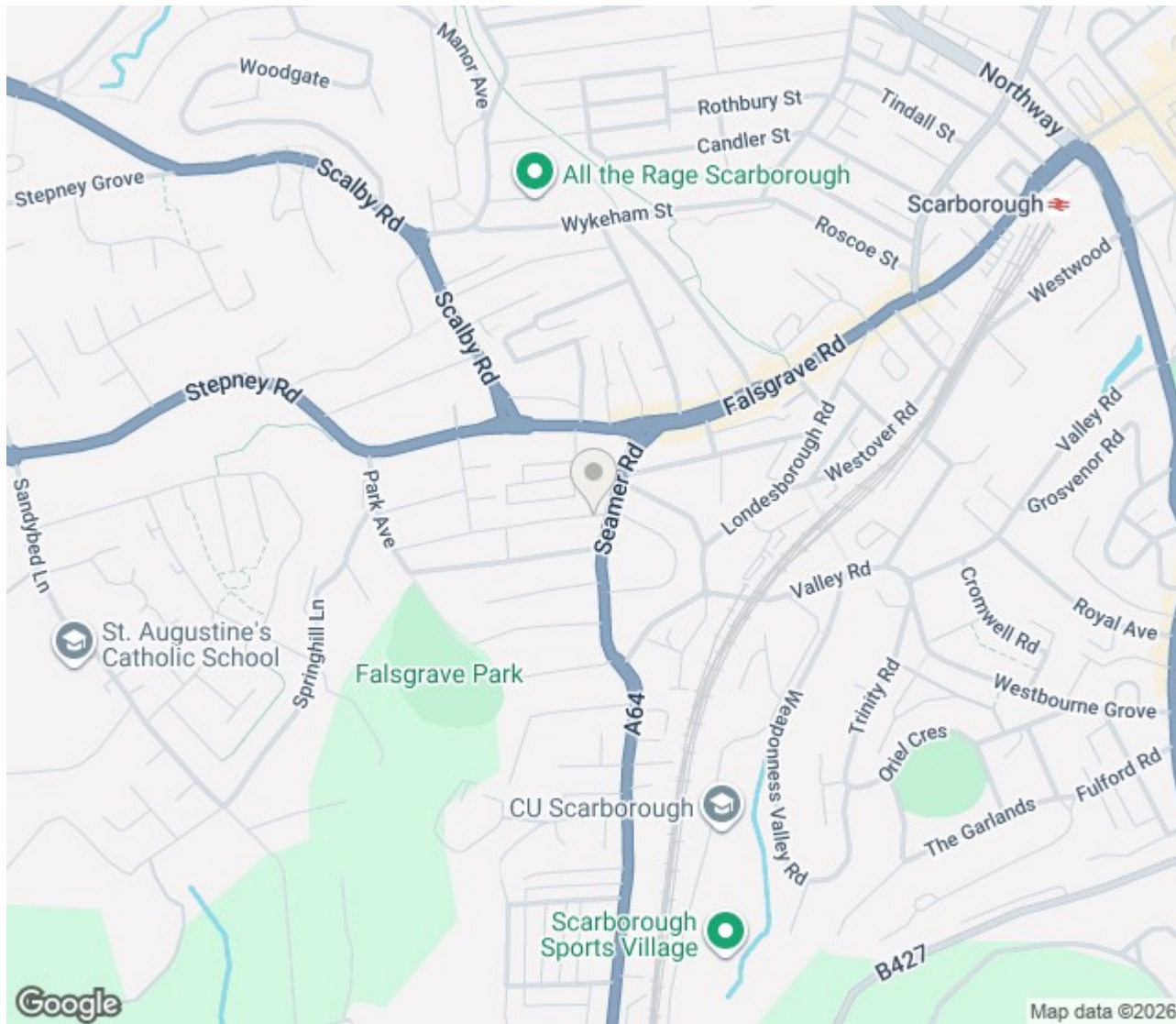
**Approximate total area<sup>(1)</sup>**  
2008 ft<sup>2</sup>  
186.5 m<sup>2</sup>

(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.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.

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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.