



HUNTERS®
HERE TO GET *you* THERE



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Oriel Crescent, Scarborough

£249,000



Welcome to this unique semi-detached house located on the picturesque Oriel Crescent in Scarborough. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

As you step inside, you are greeted by an entrance room which leads straight into the living room, perfect for relaxing with loved ones or entertaining guests. The dining room is a bright and inviting space, perfect for family meals, with plenty of room for a large table and comfortable seating. The kitchen is a well-equipped space featuring sleek countertops, ample cabinetry, and high-quality appliances, perfect for both casual cooking and gourmet meal preparation. Adjacent to the kitchen, the utility room offers additional storage and laundry facilities, keeping the main kitchen clutter-free and enhancing the overall functionality of the home.

Upstairs the property features three cosy bedrooms so there's plenty of space for a growing family or for accommodating guests. The bathroom and additional WC provide convenience and practicality for busy mornings or unwinding after a long day.

Outside, you'll find a charming courtyard area, perfect for enjoying a morning coffee or hosting a summer barbecue. There is also a garage and space available for off road parking, adding extra convenience.

Don't miss the opportunity to make this house your home. With its convenient location and inviting features, this property on Oriel Crescent is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new beginning in this wonderful home.

KEY FEATURES

- Kitchen & Utility Room
- Two Reception Rooms
- Three Bedrooms
- One Bathroom & Separate WC
- Courtyard Area
- Off Road Parking & Garage









Floor 1

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Approximate total area⁽¹⁾

1679.39 ft²
156.02 m²

Reduced headroom

30.35 ft²
2.82 m²

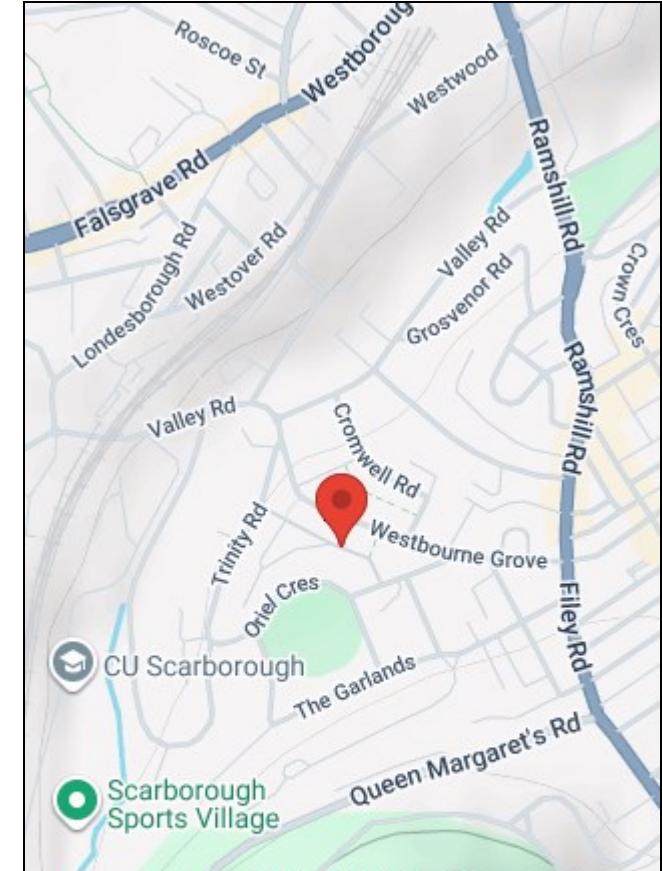
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) 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	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		83	
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		

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