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HUNTERS<sup>®</sup>

# Springhill Road, Scarborough

£150,000



Hunters are pleased to present this characterful property located on Springhill Road in Scarborough, this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property boasts a warm and inviting atmosphere, perfect for creating lasting memories.

As you step inside, you will be greeted by a hallway leading to a spacious living area that offers ample natural light, creating a bright and airy environment, it also features a separate dining room. The kitchen is functional and well-equipped, ideal for preparing family meals or entertaining guests. The well-proportioned bedrooms provide comfortable spaces for relaxation, ensuring that everyone has their own sanctuary. The property also features two modern bathrooms, one on the ground floor and one on the first. The layout of the house is thoughtfully designed, making it easy to navigate and enjoy daily life.

Outside, the property features a small yard, providing a lovely space for outdoor activities or simply enjoying the fresh air. Whether you are looking to settle down or invest in a property, this house on Springhill Road is a fantastic choice.

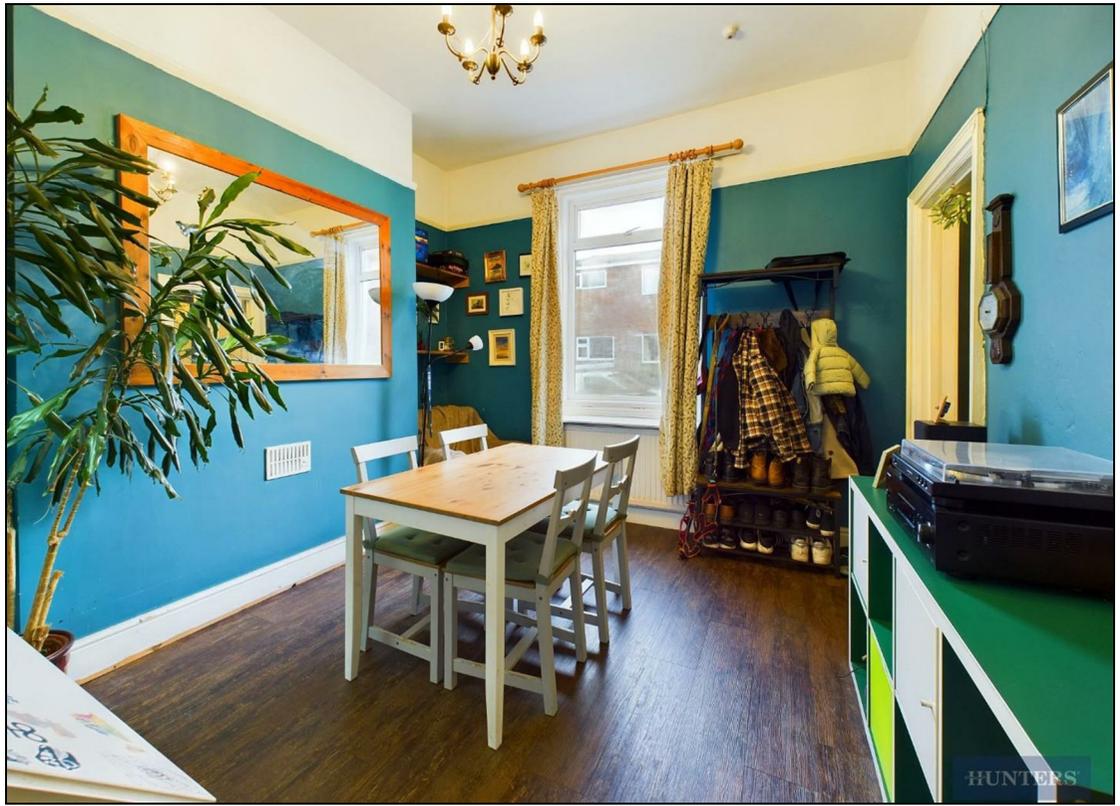
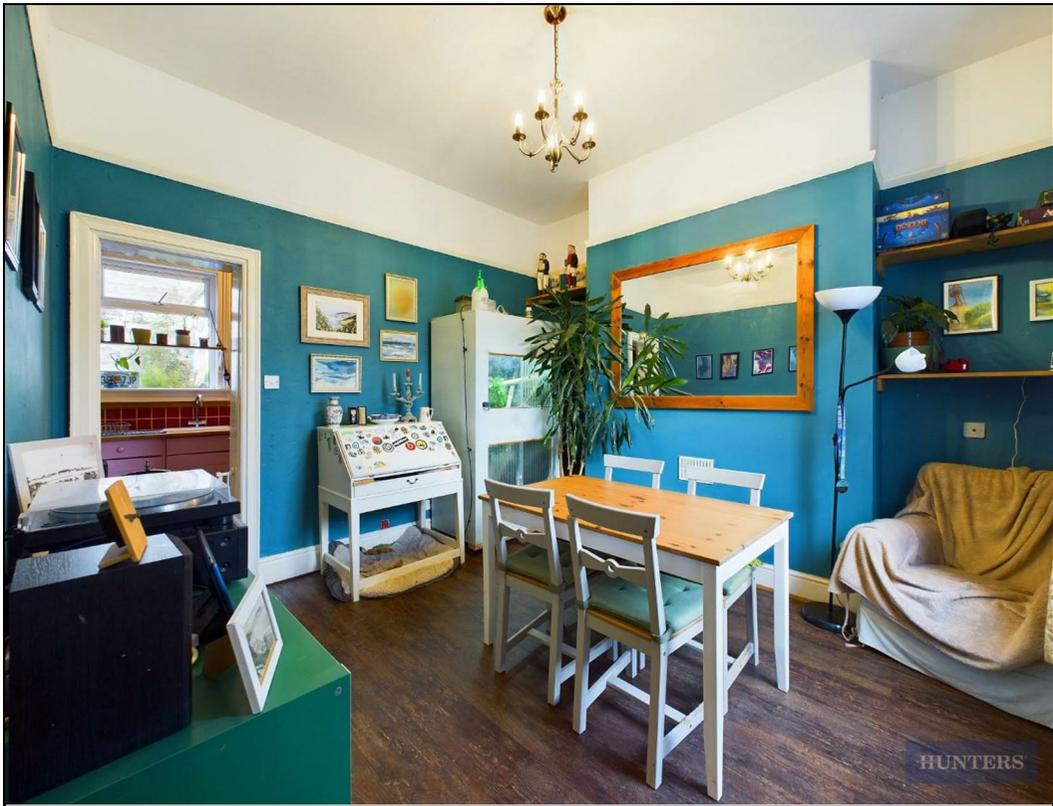
With its convenient location, you will find yourself just a short distance from local amenities, schools, and parks, making it an ideal spot for families. The surrounding area is known for its friendly community and picturesque scenery, offering a perfect blend of convenience and tranquility. With its appealing features and prime location, it is sure to attract interest from a variety of buyers.

Don't miss the chance to make this charming house your new home.

## KEY FEATURES

- Kitchen and Utility Room
- Seperate Living and Dining Room
  - Downstairs Bathroom
  - Three Bedrooms
  - Modern Shower Room
  - Outside Yard









Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

888.35 ft<sup>2</sup>  
82.53 m<sup>2</sup>

Reduced headroom

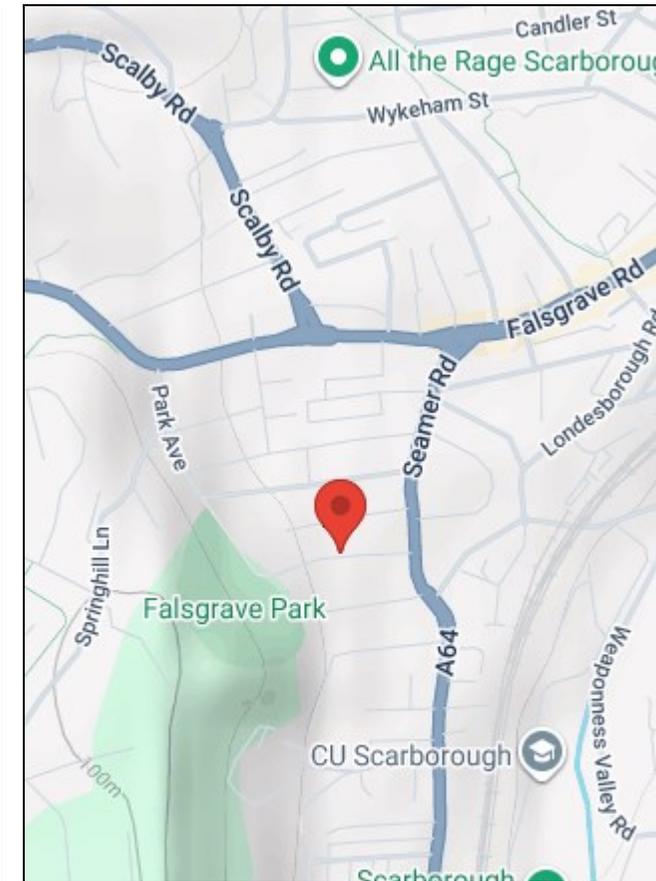
5.48 ft<sup>2</sup>  
0.51 m<sup>2</sup>

(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) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>55</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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



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