



## Linden Road, , Scarborough, YO12 5SN

- Semi-detached home
- Two bedrooms
- Utility room
- Finished to a high standard
- Modern kitchen
- Rear Courtyard and Driveway

**£210,000**



# Linden Road, , Scarborough, YO12 5SN

## DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented two-bedroom semi-detached home, located within the highly sought-after Newby area of Scarborough. Finished to a high standard throughout and offering stylish, modern living, this property would make an ideal purchase for first-time buyers, couples or those looking to downsize. Benefitting from a private driveway and well-proportioned accommodation across two floors, this home is ready to move straight into.

The ground floor briefly comprises a welcoming entrance hallway, a spacious bay-fronted living room filled with natural light, creating a cosy yet elegant space to relax. To the rear is a stunning modern kitchen offering a brand new fitted cooker and extractor hood, ample worktop and cupboard space together with room for dining, making it perfect for both everyday living and entertaining. A separate utility room provides additional practicality and storage.

To the first floor are two well-sized bedrooms, both beautifully presented, along with a contemporary family bathroom finished in a sleek modern style. Externally, the property benefits from a driveway providing off-street parking together with a low-maintenance rear courtyard, ideal for enjoying the warmer months with minimal upkeep required. The property also benefits from a loft ladder to a fully boarded loft.

Situated in the ever-popular Newby area, the property is conveniently positioned close to a range of local shops, schools, supermarkets and transport links, while also offering easy access to Scarborough town centre and the North Bay.

This fantastic home combines character and modern finishes throughout and must be viewed to fully appreciate the quality and space on offer.







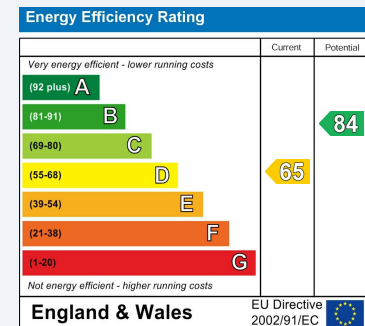
**Floor 1**



For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**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.