



**Mustang Road, Scarborough**  
YO12 4NL

**Offers In Excess Of  
£290,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Mustang Road, Scarborough

## DESCRIPTION

Hunters Exclusive are proud to present this stunning detached family home offering a perfect blend of space, comfort, and modern living, making it an ideal choice for those seeking a well-balanced lifestyle.

Upon entering, you are greeted by a spacious and welcoming hallway, setting the tone for the modern and well-maintained interiors. The well-appointed kitchen diner is a standout feature, offering an abundance of storage, high-quality fittings, and ample room for family meals and social gatherings. A convenient downstairs WC adds an extra layer of practicality, ideal for busy households. The living room is a warm and inviting retreat, perfect for unwinding after a long day. Whether enjoying a quiet evening in or hosting guests, this room serves as a comfortable and versatile space for relaxation.

Upstairs, the home features four well-proportioned bedrooms, each offering ample space and natural light. The master bedroom benefits from its own private ensuite, ensuring a touch of luxury and added convenience. The remaining bedrooms are well-sized and share a modern family bathroom, designed to cater to the needs of a growing family.

Externally, the property continues to impress. The private rear garden provides a wonderful outdoor space. A garage and driveway offers ample parking and additional storage, ensuring practicality. This property is not one to miss!

- Open Plan Kitchen Diner
- Spacious Living Room
- Four Bedrooms
- Master Bedroom with Ensuite
- Modern Family Bathroom
- Garden, Garage and Driveway

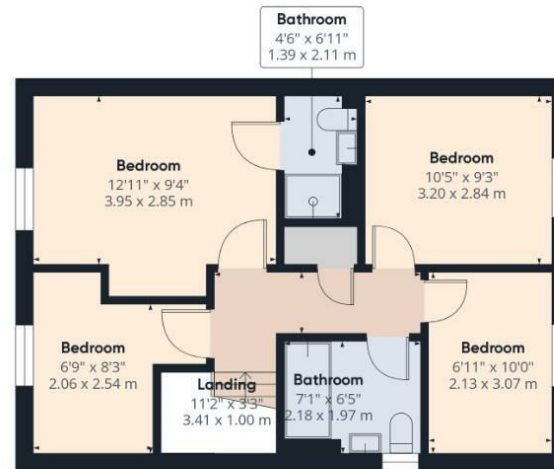








Ground Floor



Floor 1

**HUNTERS®**  
HERE TO GET YOU THERE

**Approximate total area<sup>(1)</sup>**  
1049.58 ft<sup>2</sup>  
97.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

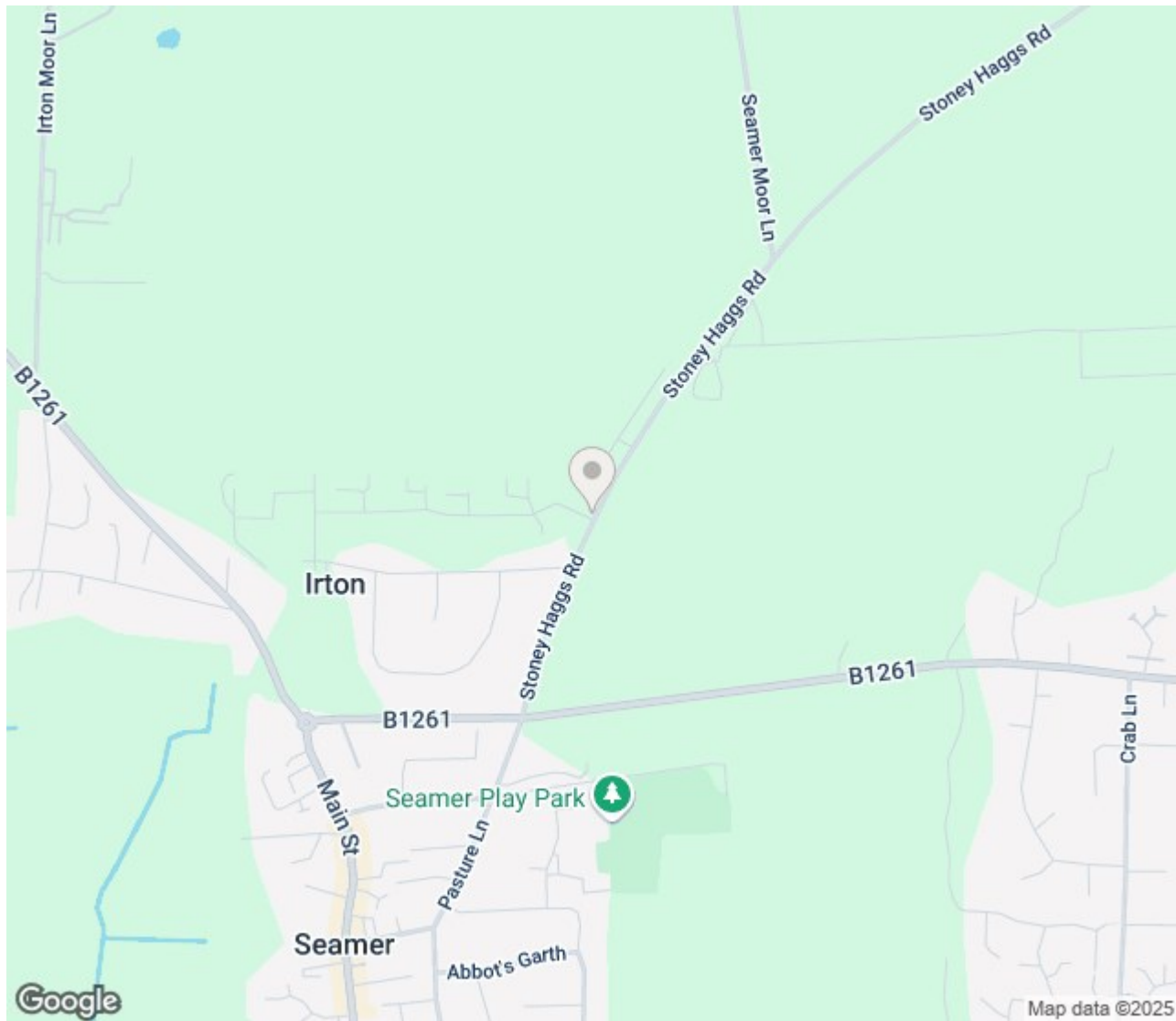
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360


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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>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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