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Peasholm Gardens, Scarborough

Offers In The Region Of £260,000



Hunters are delighted to offer this beautifully maintained home, providing spacious and versatile accommodation arranged over two floors, with the added benefit of a boarded loft space, and presented to a very high standard throughout.

The ground floor features two generous reception rooms, ideal for family living and entertaining, while to the rear a modern kitchen opens directly onto the garden, creating a seamless flow for indoor-outdoor living. On the first floor, there are three well-proportioned bedrooms along with a family bathroom and a separate WC, ensuring practicality for busy households. Above, a boarded loft space provides excellent storage or potential for flexible use.

Externally, the property boasts a private garden with a paved seating area, perfect for relaxing or hosting, together with the benefit of off-street parking.

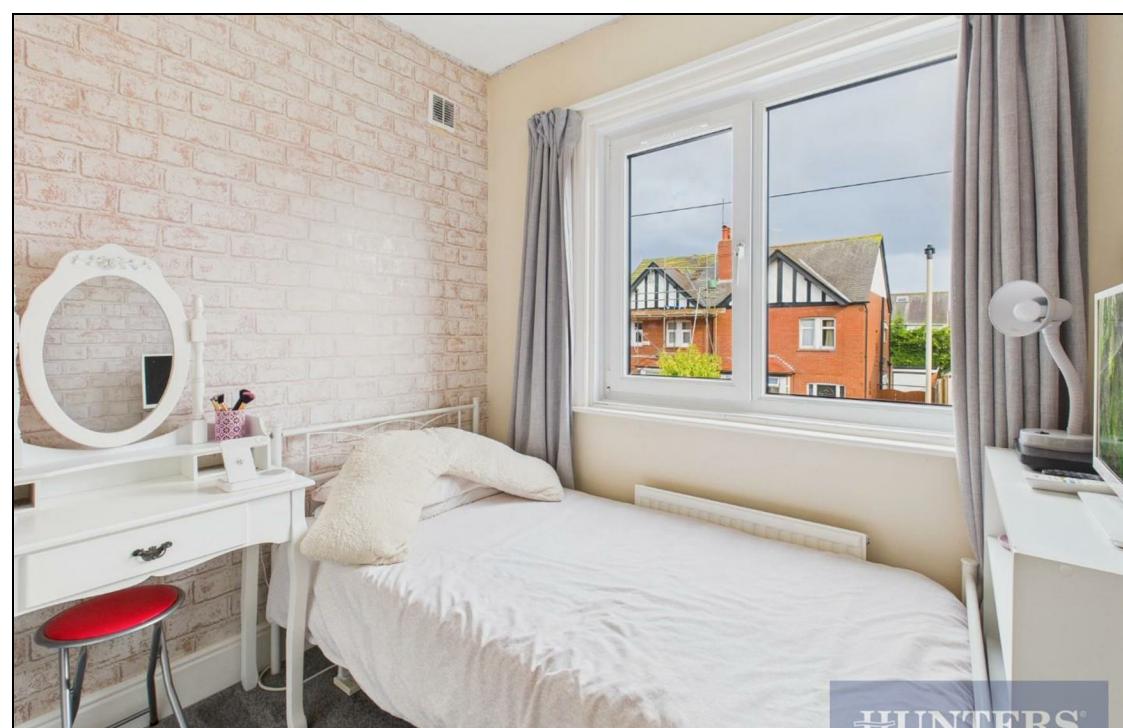
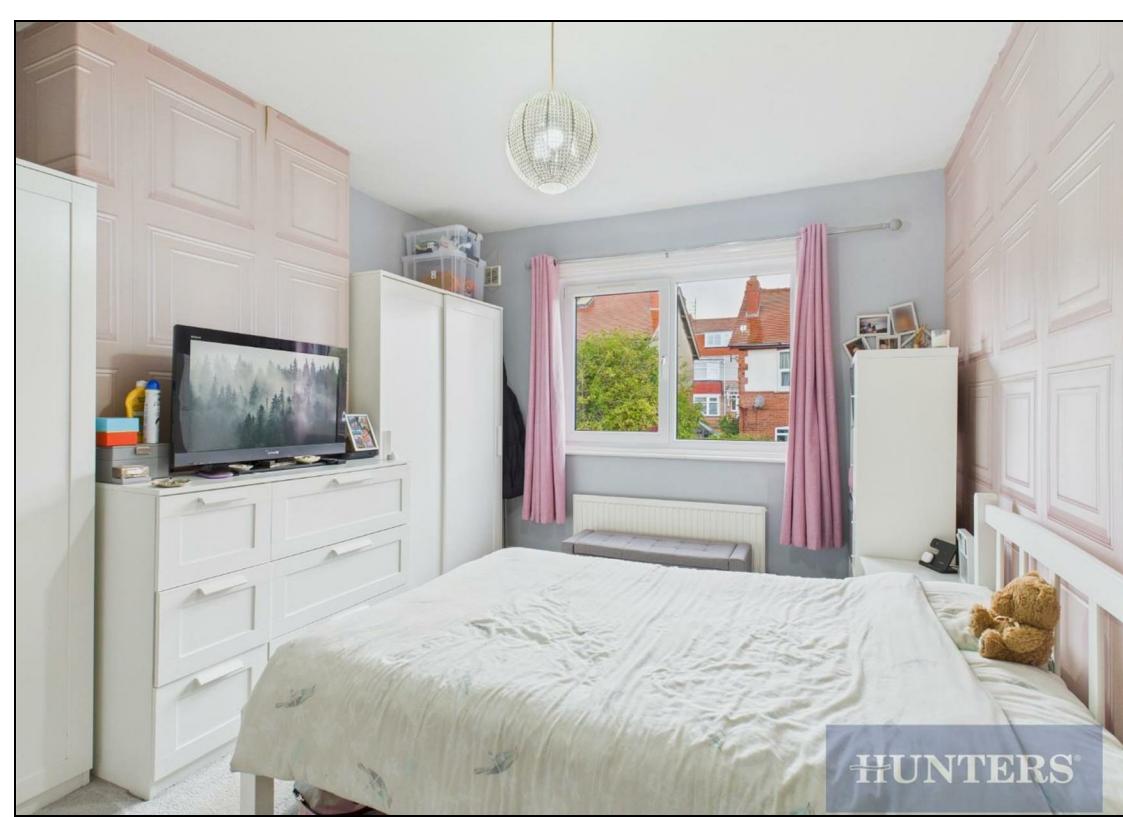
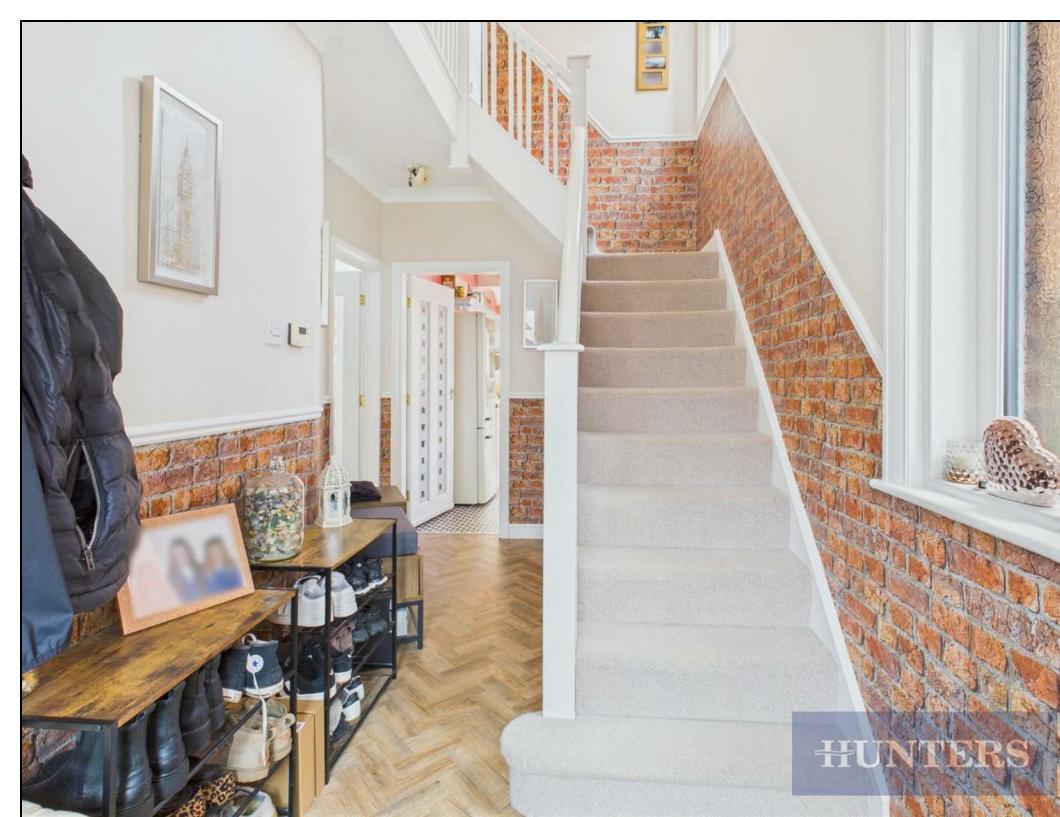
Peasholm Gardens is a charming residential area, located just moments from the much-loved Peasholm Park and within easy reach of Scarborough's North Bay beach and town centre. Known for its peaceful atmosphere, tree-lined surroundings and close proximity to local shops, schools and leisure facilities, it is an ideal location for families, professionals and retirees alike. With a blend of green spaces, coastal scenery and community spirit, Peasholm Gardens provides a highly sought-after setting that combines convenience with relaxed living.

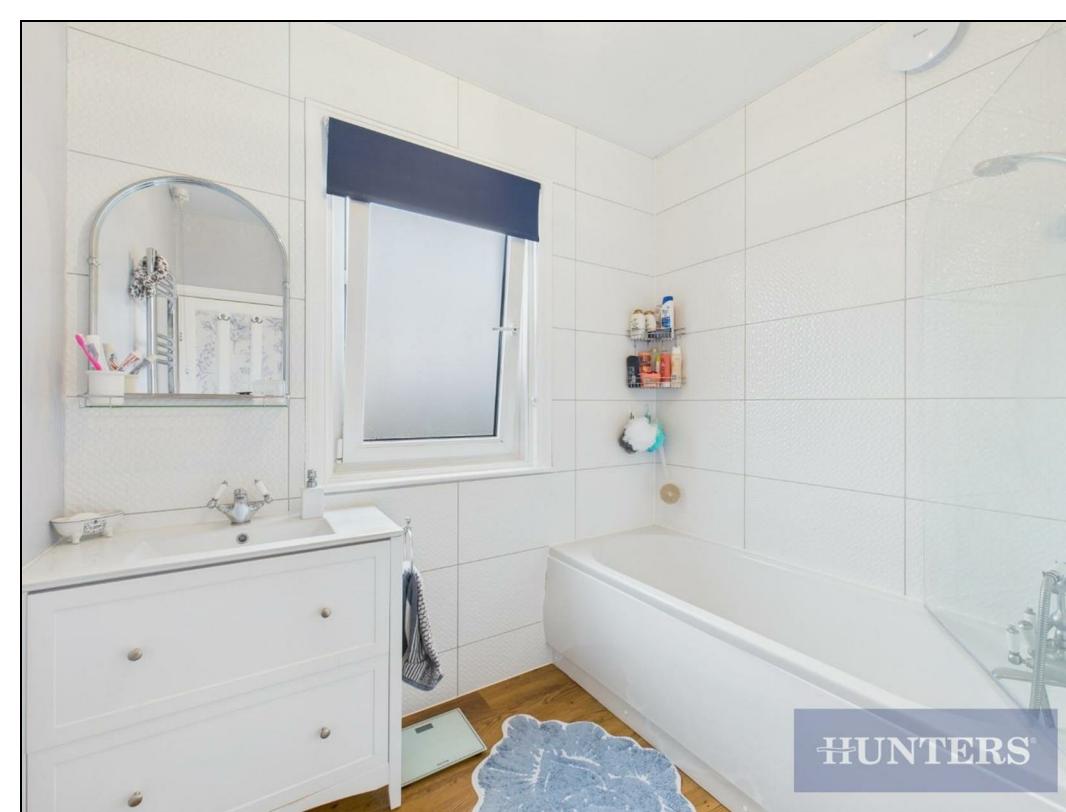
This is a fantastic opportunity to purchase a ready-to-move-into home, with the added scope to adapt the loft space to suit individual needs.

KEY FEATURES

- Spacious and well-presented home arranged over two floors with a boarded loft space
- Two generous reception rooms ideal for family living and entertaining
- Modern kitchen with direct access to the private rear garden
- Three well-proportioned bedrooms, family bathroom and separate WC
- Garden with paved seating area plus the benefit of off-street parking
- Sought-after location in Peasholm Gardens









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Approximate total area⁽¹⁾

1444 ft²
134.2 m²

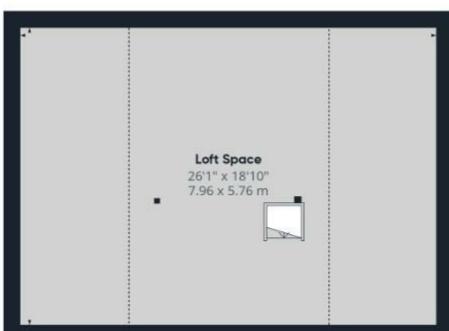
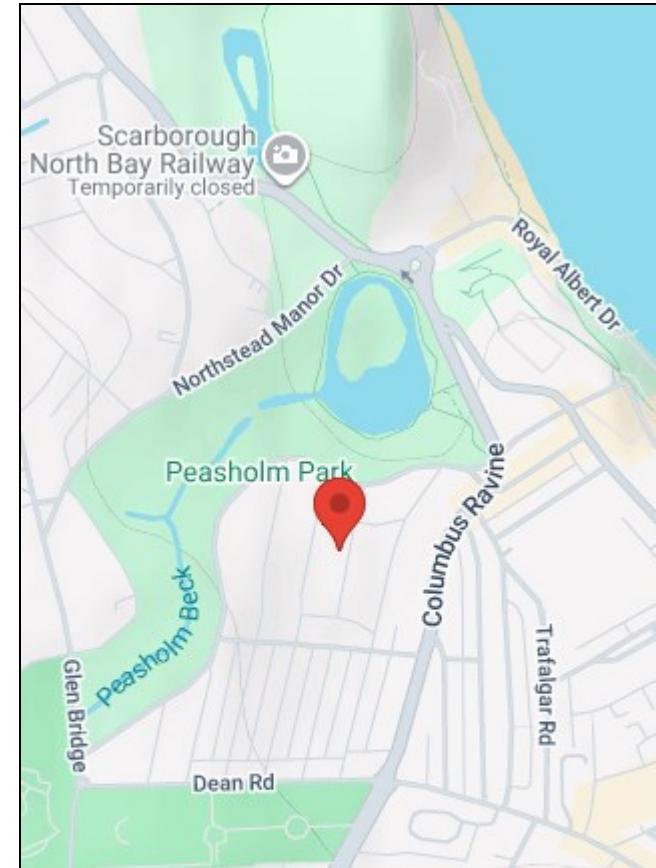
Reduced headroom
251 ft²
23.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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