



## Butterbur Lane, , Scarborough, United Kingdom, YO13 0BX

- Four Bedroom Semi-Detached Family Home
- Spacious Bay-Fronted Lounge
- En Suite Shower Room & Downstairs WC
- Sought-After High Mill Development, Scalby
- Modern Kitchen/Diner & Utility Room
- Lawned Garden, Garage & Driveway Parking

**£260,000**



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## DESCRIPTION

Hunters are delighted to bring to the market this beautifully presented four-bedroom semi-detached family home, located on the highly sought-after High Mill development in Scalby. Offering spacious and well-balanced accommodation throughout.

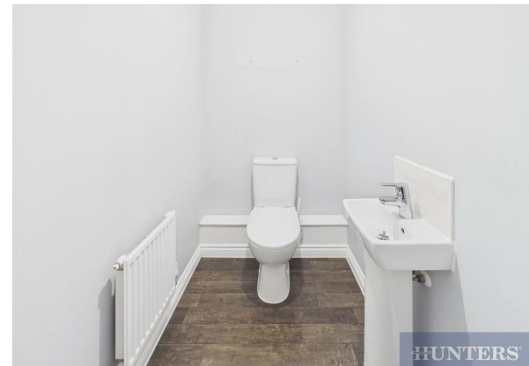
The ground floor briefly comprises a welcoming entrance hallway, a spacious bay-fronted lounge filled with natural light, a contemporary kitchen/diner perfect for both everyday family life and entertaining, a useful utility room and a downstairs WC.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefitting from an en suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

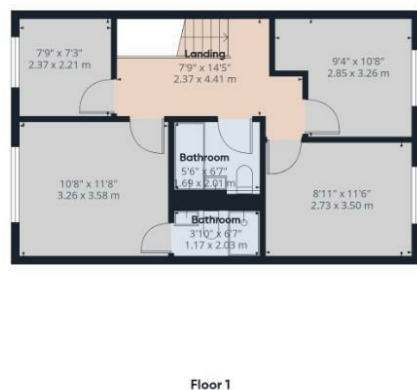
Externally, the property enjoys a lawned rear garden providing an excellent outdoor space for families and entertaining. Further benefits include a garage and driveway providing off-street parking.

Situated within the popular village of Scalby, the property is ideally positioned for access to a wealth of local amenities including highly regarded schools, independent shops, cafes, restaurants and scenic countryside walks. Scarborough town centre and the North Yorkshire coastline are also within easy reach, making this an excellent location for both families and commuters alike.

A fantastic opportunity to acquire a spacious modern family home in one of Scarborough's most desirable residential locations, viewing is highly recommended to fully appreciate all this property has to offer.







### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

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HERE TO GET *you* THERE

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

1291 ft<sup>2</sup>

119.8 m<sup>2</sup>

#### Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

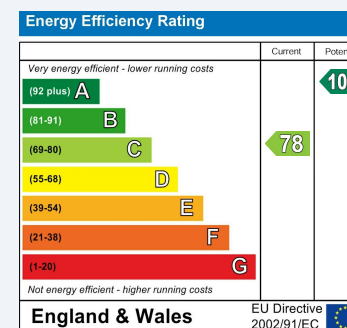
Below 5 ft/1.5 m

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

GIRAFFE360

## ENERGY 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.