



Scalby Road, Scarborough
YO12 6EA

£425,000



Scalby Road, Scarborough

DESCRIPTION

Hunters are delighted to bring to the market this impressive four-bedroom semi-detached home, ideally positioned on Scalby Road in Scarborough. Dating back to approximately 1920, the property combines the proportions and character of a traditional home with the reassurance of an extensive renovation, having undergone a comprehensive programme of works over the past year.

The current owners have invested significantly throughout, creating a home that is ready for its next owners to move straight into. The property improvements include a full rewire, a new gas central heating system including a new boiler, and new windows and doors throughout.

Offering approximately 1,536 sq ft of accommodation, the ground floor provides an excellent amount of living space. There are two separate living rooms, giving plenty of flexibility for family life, entertaining or working from home, alongside a utility room. At the heart of the property is the spacious kitchen dining room, creating a sociable everyday space with plenty of room for cooking, dining and relaxing. An entrance porch and useful ground-floor WC complete this level.

To the first floor are four well-proportioned bedrooms and the family shower room. One of the bedrooms also benefits from direct access onto a generous balcony, providing an additional outdoor space and a particularly attractive feature of the home.

Externally, the property continues to impress with a substantial rear garden offering plenty of space for children, entertaining and enjoying the warmer months. A private driveway provides off-road parking, while the detached garage offers further parking or useful storage.

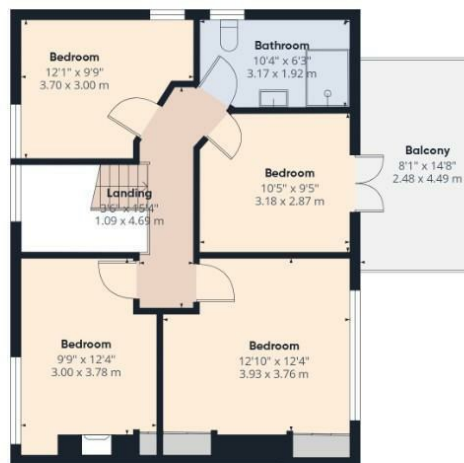
Situated on the popular Scalby Road, the property is conveniently placed for local amenities, schools and transport connections, while Scarborough town centre and coastline are also within easy reach.







Ground Floor



Floor 1



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Approximate total area⁽¹⁾

1536 ft²
142.8 m²

Balconies and terraces

118 ft²
11 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

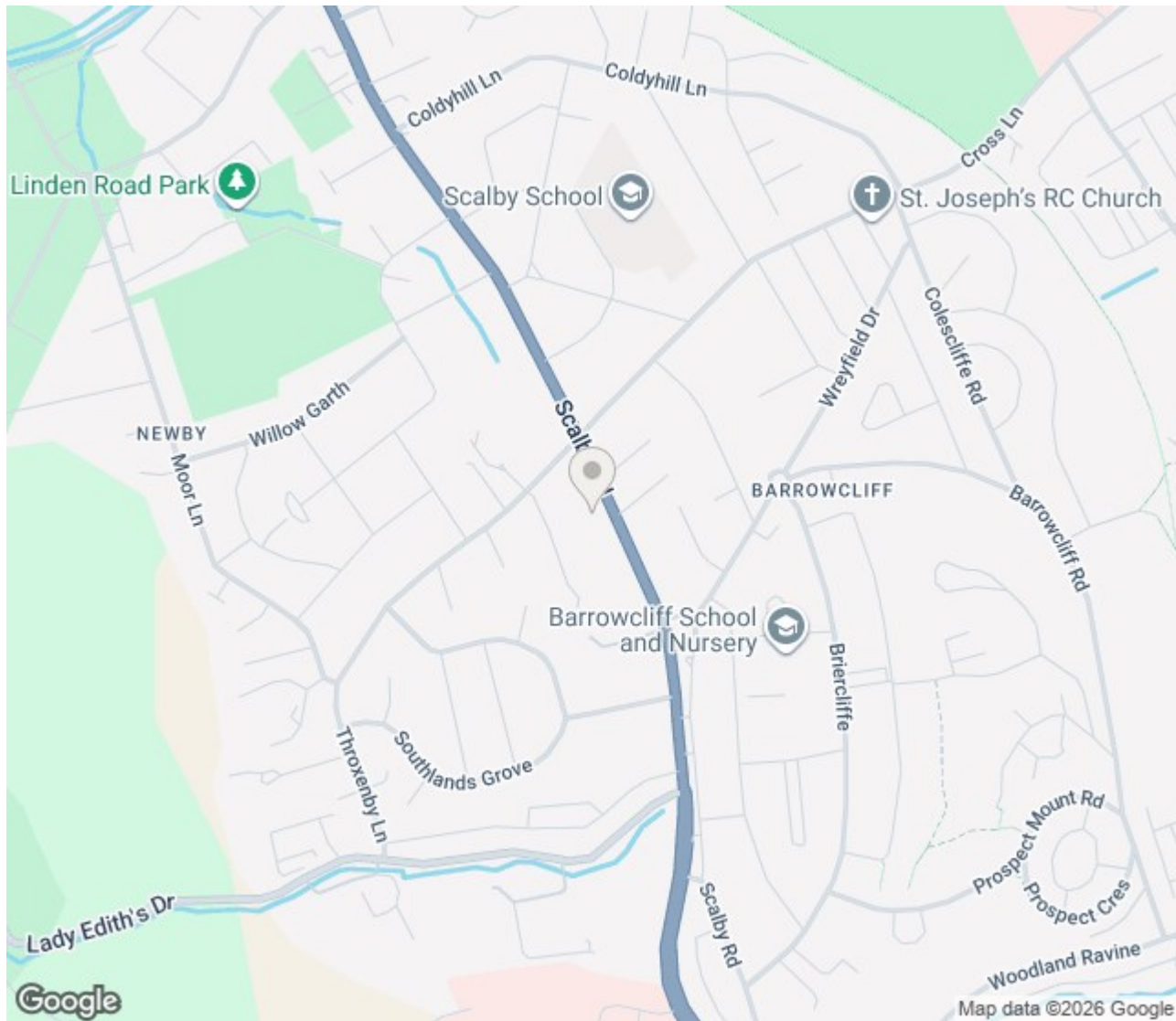
Reduced headroom

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.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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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.

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