



## Kiln Field, Staxton, Scarborough, YO12 4RX

- End Terrace Home
- Open Plan Kitchen Diner
- Conservatory and Garden
- Large Living Room
- Three Bedrooms
- Off Road Parking

**Offers In The Region Of £190,000**



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Hunters are delighted to bring to the market this beautifully presented end terrace home which has been finished to a high standard throughout, offering a perfect blend of style, comfort, and practicality — ideal for families, couples, or first-time buyers.



Inside, the ground floor boasts a bright and welcoming living room, a spacious and modern kitchen diner perfect for everyday living and entertaining, and a light-filled conservatory that opens out to the rear garden — creating a seamless flow between indoor and outdoor spaces.



Upstairs, the home offers three well-proportioned bedrooms and a contemporary family bathroom. Outside, the private garden is thoughtfully designed with a paved patio area ideal for dining or relaxing, with steps leading up to a neatly maintained lawn — perfect for children to play or enjoying sunny days. The property benefits from off-road parking, providing convenient and secure space for vehicles.

Staxton is a charming village located in North Yorkshire, England, nestled at the foot of the Yorkshire Wolds. Known for its picturesque countryside views and quiet, rural atmosphere, the village serves as a gateway between the coast and the inland towns of North Yorkshire. Staxton is rich in history, with its roots tracing back to medieval times, and today it maintains a strong sense of community through local events, its traditional village pub, and proximity to scenic walking routes. Its location along the A64 makes it a convenient stop for travelers heading to Scarborough and the surrounding coastal areas.

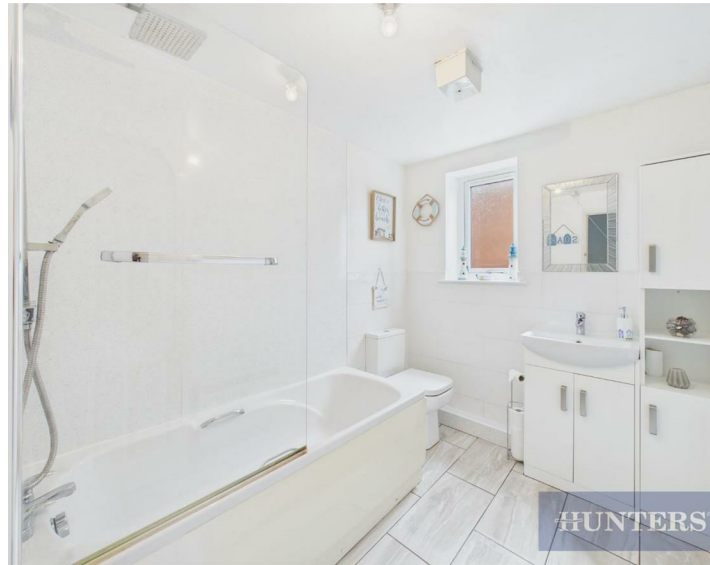
Set in a popular residential location, this stylish home combines charm and functionality, with the added benefits of end-of-terrace privacy, quality finishes, and off-road parking.

Internal viewing is highly recommended!

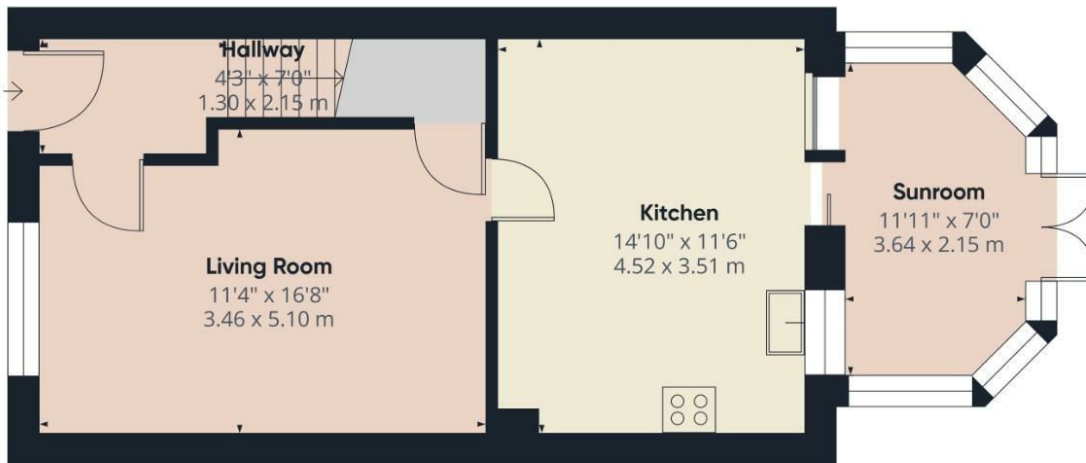




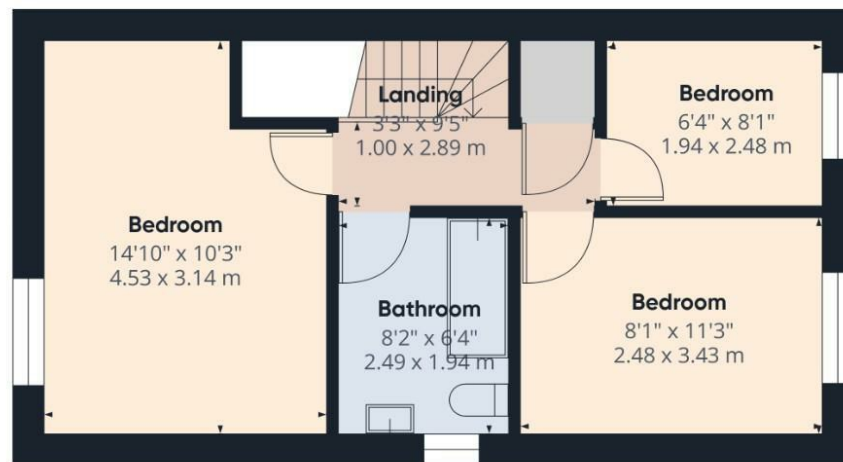
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Ground Floor



Floor 1

**HUNTERS**  
HERE TO GET *you* THERE

Approximate total area<sup>(1)</sup>  
883 ft<sup>2</sup>  
82 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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### Viewings

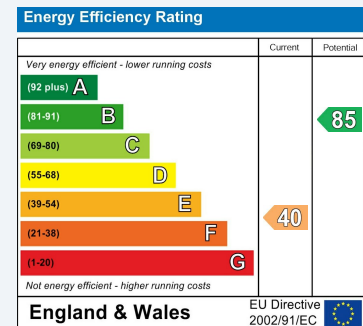
Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.