



**Trinity Road, Scarborough**  
YO11 2TD

**Offers In The Region  
Of £500,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Trinity Road, Scarborough

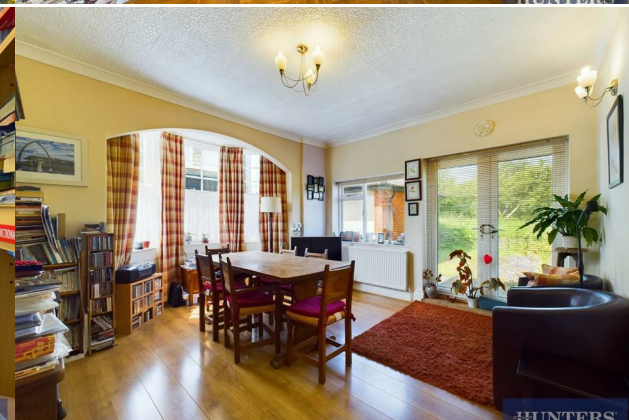
## DESCRIPTION

Hunters Exclusive are delighted to be presenting to the market this **SUBSTANTIAL FIVE BEDROOM DETACHED HOME**. It is well laid out over **THREE FLOORS** offering **THREE RECEPTION ROOMS**, **THREE WCS**, **UTILITY ROOM**, **ATTRACTIVE LAWNED FRONT**, **SIDE AND REAR GARDENS**, **GARAGE** and **OFF-STREET PARKING**. This **REMARKABLE** property benefits from a **MULTITUDES OF CHARACTER** THROUGHOUT creating the perfect home for a range of buyers and is **NOT ONE TO MISS!**

This superb living accommodation comprises: There are three bay windowed living spaces and feature fireplaces both downstairs and upstairs. Downstairs holds, two living spaces, dining room, kitchen, pantry, utility room and WC. To the first floor you are presented with four bedrooms, one currently being used an office space and family bathroom with an additional separate WC. There are wash hand basins in the three larger bedrooms. To the top floor you will find a further bedroom. To the outside of this glorious abode you will find lawned front, side and rear gardens with apple and plum trees, green house providing power and lighting, garage also with power and lighting and ample off road driveway parking!

Number 19 is conveniently located in Scarborough's South Cliff area for many needs. Education for 3-18 year olds, is provided by nursery, primary schools(Wheatcroft, St Martins), secondary schools, independent schools and there's the University Campus. A 10 minute walk in any direction will take you to the railway station, 2 beaches, South Cliff Gardens, famous Stephen Joseph Theatre and Cinema, The Clock Tower, the town centre and a variety of shopping facilities in Falsgrave and Ramshill.'

Viewing comes highly recommended to appreciate the size, location and character on offer within this wonderful property!



# ROOMS

Entrance Porch  
Windows to the front side and rear aspects, door into the entrance hall, tiled floor and power points.

Entrance Hall  
Stairs to the first floor landing, parquet flooring, understairs cupboard, radiator, telephone point and power points.

Living Room  
Bay window to the front aspect, windows to the side aspect, parquet flooring, coving, radiator, gas feature fireplace and power points.

Living Room  
Bay window to the front aspect, windows to the side aspects, coving, radiator, living flame gas fireplace, TV point and power points.

Dining Room  
Bay window to the side aspect, UPVC double glazed French doors to the rear aspect, coving, radiator, TV point and power points.

Kitchen  
Window to the rear aspect, tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, space for fridge/freezer, electric oven and power points.

Pantry  
Window to the side aspect and fuse box.

Utility Room  
Two windows to the side aspect, range of wall and base units with roll top work surfaces, space for washing machine and tumble dryer, sink and drainer unit and power points.

Rear Porch  
Door to the rear aspect and store cupboard.

WC  
Window to the rear aspect, WC, radiator and wash hand basin.

First floor landing  
Window to the front aspect, coving, understairs cupboard, two radiators and power points.

Bedroom  
Windows to the front and side aspects, coving, feature fireplace, radiator, wash hand basin with vanity unit and power points.

Bedroom  
Windows to the front and side aspects, coving, radiator, feature fireplace, wash hand basin and power points.

Bedroom  
Windows to the side and rear aspects, coving, radiator, wash hand basin and power points,

Bedroom/Office  
Window to the rear aspect, coving, radiator and power points.

Bathroom  
Window to the rear aspect, coving, tiled floor, tiled walls, radiator, three piece bathroom suite comprising: panel enclosed bath with single taps and shower attachment, low flush WC and wash hand basin with vanity unit.

WC  
Window to the side aspect, low flush WC and wash hand basin.

Second Floor Landing  
Eaves Storage

Bedroom  
Window to the rear aspect, eaves storage and power points,

Front Garden  
Lawned garden.

Side Garden  
Lawned garden.

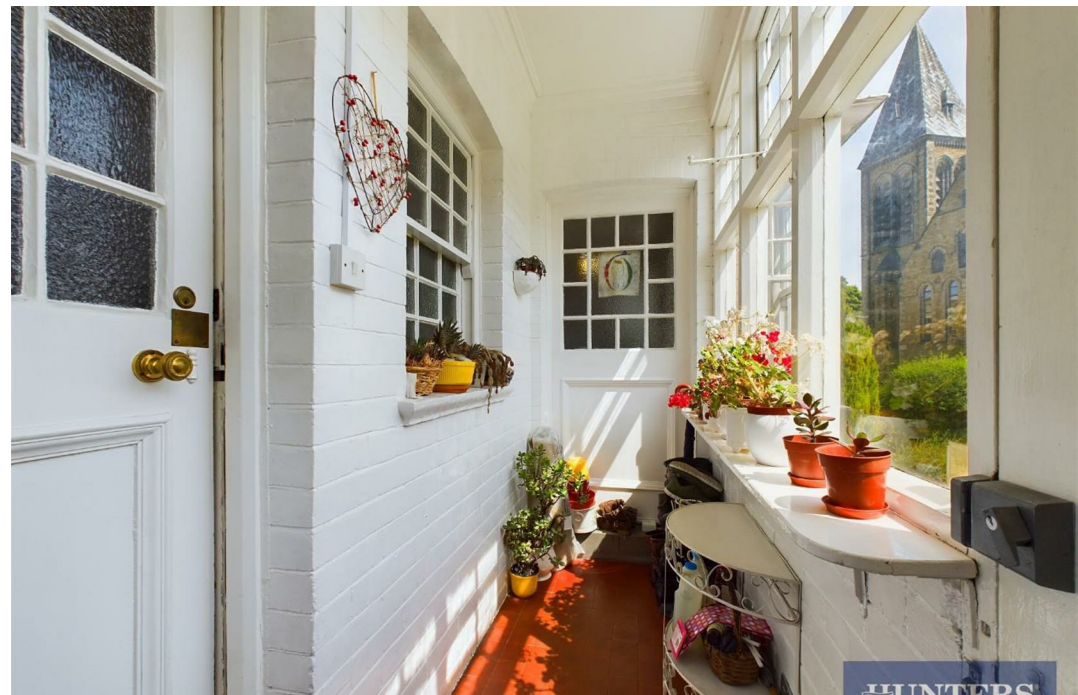
Rear Garden  
Mainly laid to lawn garden with plant and shrub borders, patio area, outside tap, outside lights, green houses with power and lighting, four apple trees ( one Bramley-cooker and three eating apples) and two plum trees.

Garage  
Folding wooden door, power and lighting.

Parking  
Driveway.

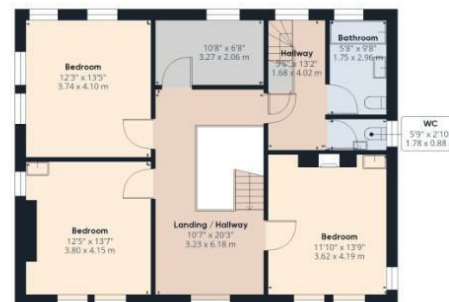
Material Information Scarborough  
Tenure Type; Freehold  
Council Tax Banding; E

HMRC Disclaimer - Scarborough  
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.





Ground Floor



Floor 1



Floor 2



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

2127.35 ft<sup>2</sup>

197.64 m<sup>2</sup>

Reduced headroom

7.42 ft<sup>2</sup>

0.69 m<sup>2</sup>

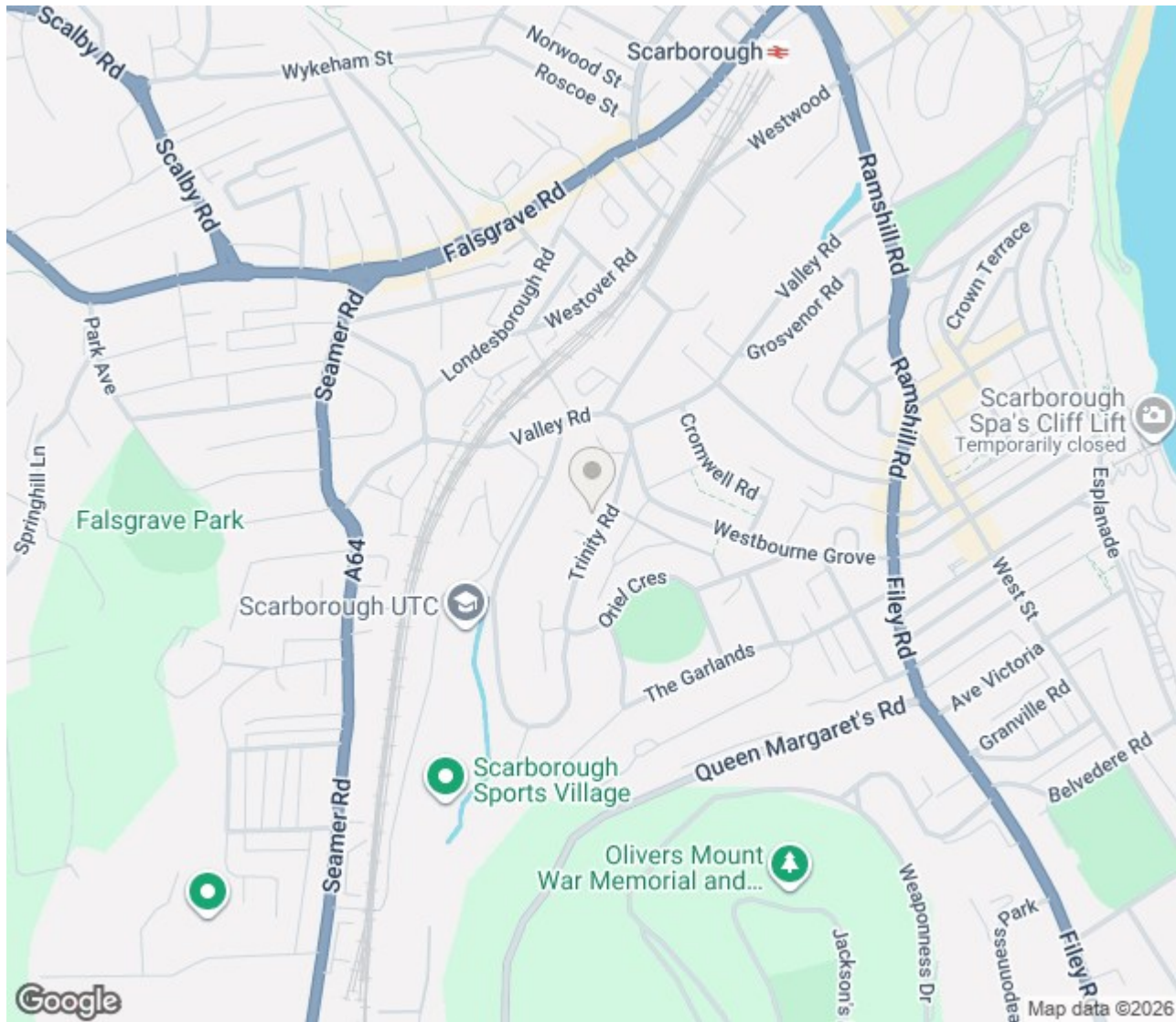
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | <b>42</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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