



Pornic Avenue, Scarborough
Yorkshire, YO12 6UX

**Offers In Excess Of
£350,000**



HUNTERS[®]
EXCLUSIVE

Pornic Avenue, Scarborough

DESCRIPTION

Hunters Exclusive are delighted to bring to the market this SPACIOUS detached bungalow located just off the HIGHLY SOUGHT AFTER Newby Farm Road area of Scarborough offering THREE BEDROOMS, CONSERVATORY, GARAGE and OFF ROAD PARKING. Situated on a LARGE PLOT this property is the perfect home for a RANGE OF BUYERS.

This fantastic living accommodation briefly comprises: entrance hall, lounge/diner, fully fitted kitchen, family bathroom, conservatory and three bedrooms, the master benefiting from an en suite. To the outside of the property you are presented with well maintained front and rear gardens, garage and off road parking.

Situated north of Scarborough in the well regarded residential area of Newby on a modern maturing development of houses and bungalows, ideally positioned for a wide range of facilities and amenities including; supermarket, library, chemist and doctors surgery, North Cliff Golf Club and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

This bungalow is not one to miss, call now to arrange a viewing!



ROOMS

Entrance porch
UPVC front door, radiator and power points.

Lounge/diner
17'10" x 16'10"
UPVC double glazed window to front aspect, gas feature fireplace, two radiators, TV point, telephone point and power points.

Kitchen
12'11" x 7'4"
UPVC double glazed window to front aspect, UPVC door to side aspect, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, heater, electric oven, gas hob, radiator, extractor hood and power points.

Conservatory
9'2" x 12'9"
UPVC double glazed window to side aspect, TV point and power points.

Bedroom 1
14'9" x 8'11"
UPVC French doors to rear aspect leading to garden, fitted wardrobes, radiator, TV point, airing cupboard housing water tank and immersion heater and power points.

En suite
5'3" x 4'5"
Wooden double glazed opaque window to side aspect, part tiled walls, radiator, low flush WC, fully tiled walls with shower cubicle, and wash hand basin with pedestal.

Bedroom 2
9'10".154'2" x 8'5"
Double glazed wooden window to rear aspect, TV point, radiator and power points.

Bedroom3/study
8'2" x 6'5"
UPVC double glazed door leading to conservatory, radiator and power points.

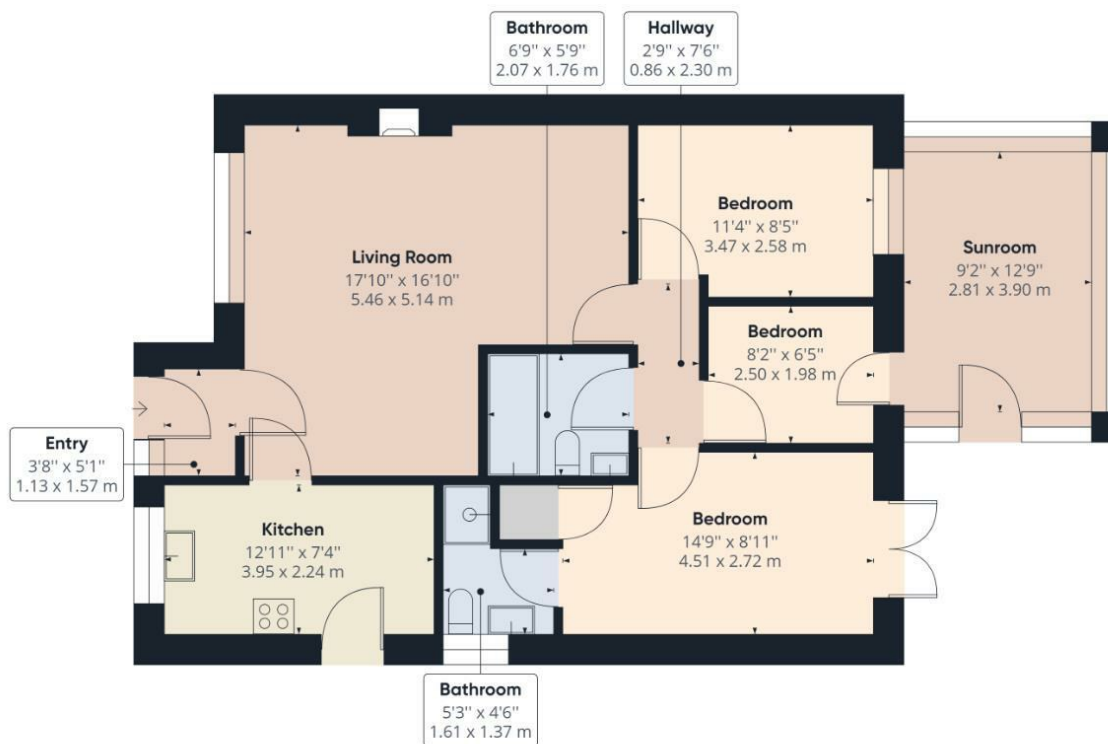
Bathroom
6'9" x 5'9"
Part tiled walls, radiator and three piece suite comprising: panel enclosed bath with mixer taps, low flush WC and wash hand basin with pedestal.

Garden
Mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights, summer house and rear entrance.

Garage
Up and over door, power and lighting.

Agents Notes
Council Tax - D





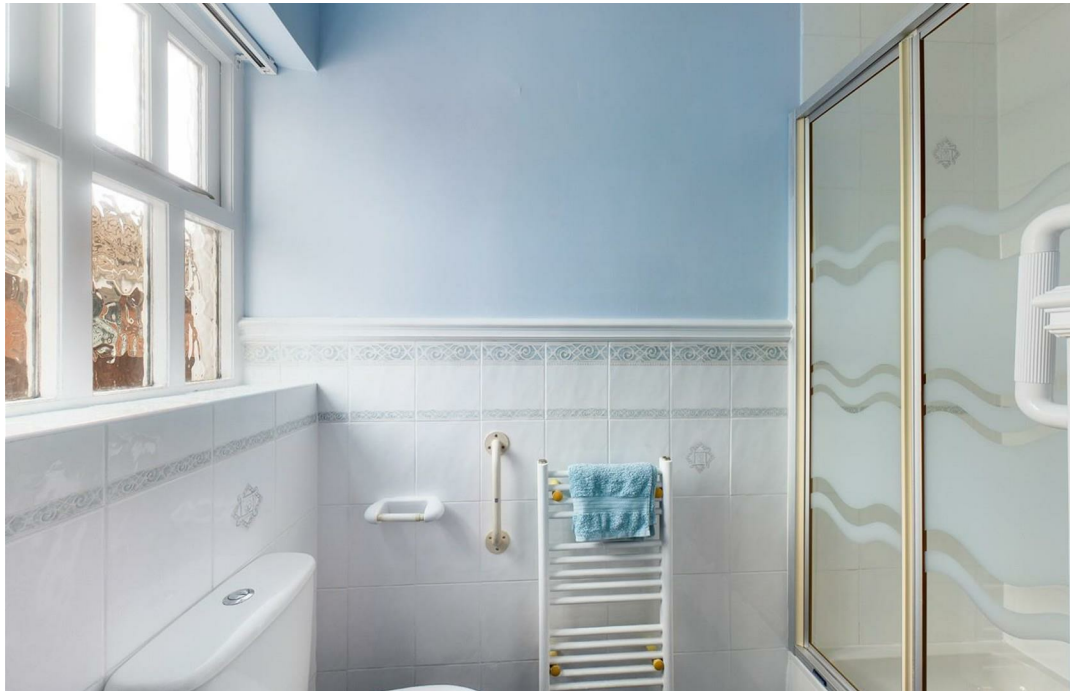
Approximate total area⁽¹⁾

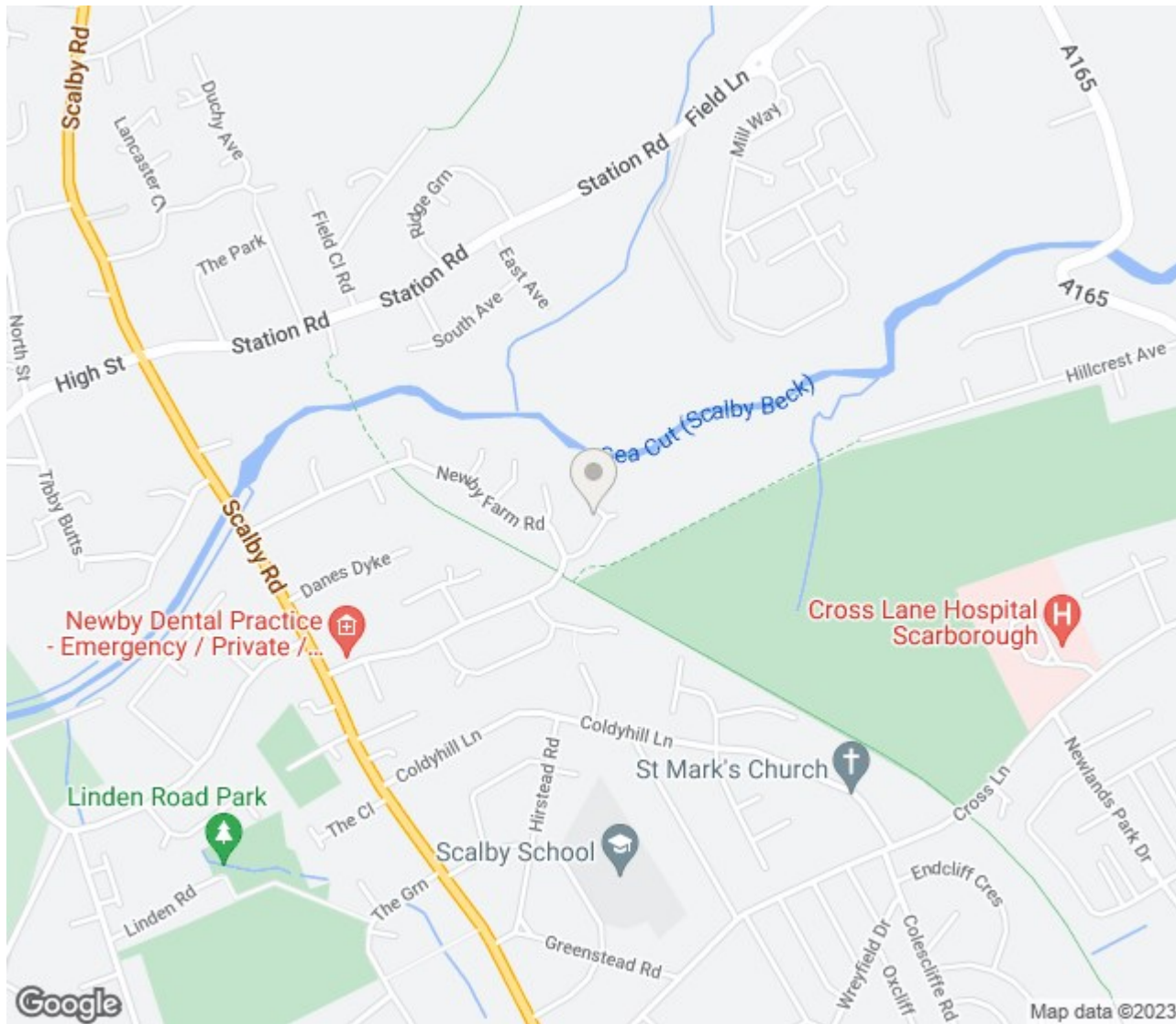
912.57 ft²
84.78 m²

⁽¹⁾ Excluding balconies and terraces

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

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency 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 | |

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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