



Green Lane, Scarborough

- Semi Detached
- Front and Rear Gardens
- Garage
- Three Bedrooms
- Off Road Parking
- Sought After Location

£240,000

HUNTERS®
HERE TO GET *you* THERE

Green Lane, Scarborough

DESCRIPTION

Hunters are proud to bring to the market this MARVELLOUS SEMI DETACHED family home offering THREE BEDROOMS, TWO RECEPTION ROOMS, CONSERVATORY and LOFT ROOM. Benefiting from ALARM SYSTEM, FRONT and REAR GARDENS, OFF ROAD PARKING, CARPORT and GARAGE creating the ideal home for a range of buyers including couples and families.

This bright and airy accommodation briefly comprises of: entrance hall leading to bay fronted lounge with feature fireplace, open plan dining room/conservatory with log burner and kitchen. To the first floor you are welcomed by a bay fronted master bedroom with built in wardrobes, second double bedroom with open aspect views, third bedroom/office and family bathroom with four piece suite. To the outside you are greeted by a laid to lawn rear garden with two patio areas, a garage and carport to the side of the house and a laid to lawn front garden with driveway.

Situated north of Scarborough in the well regarded residential area of Newby/Scalby ideally positioned for a wide range of facilities and amenities including; supermarket, library, two Bank branches, chemist and doctors surgery, North Cliff Golf Club, tennis courts and walking cycling trails. In addition principal schools, including Scalby School and Newby Primary School are close by together with Scarborough Hospital.

Call now to arrange a viewing!







HUNTERS
HERE TO GET *you* THERE

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	74	
(69-80) C	62	
(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		

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.

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



HUNTERS[®]

HERE TO GET *you* THERE