



**Bronte Close, Scarborough YO12 5DD**  
Asking Price £370,000

**HUNTERS®**  
EXCLUSIVE



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		65
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Bronte Close, Scarborough YO12 5DD

\*\*\*We are acting in the sale of the above property and have received an offer of £320,000 on the above property.  
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place\*\*\*

Hunters are pleased to bring to the market this SPACIOUS, DETACHED BUNGALOW located on a CORNER PLOT in the SOUGHT AFTER STEPNEY area of Scarborough. Offering THREE-BEDROOMS, OCCASIONAL ROOM, GARAGE and OFF ROAD PARKING. This property also benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING THROUGHOUT. This properties size and POTENTIAL would make it an ideal home for a RANGE OF BUYERS.

This quietly located accommodation briefly comprises of: Porch, entrance hall, lounge with feature fireplace, kitchen, dining room, double bedroom with fitted wardrobes and family bathroom with two piece suite and separate WC. The first floor welcomes you with two bedrooms, occasional room and separate WC. The outside you are met with laid to lawn front and side gardens, a low maintenance yard to the rear, garage and ample off road parking on the driveway.

Located on the North Side of Scarborough the property is well situated for a wealth of local amenities including: Scarborough Hospital, local Supermarket, Falsgrave park, the unspoiled North Bay beach, the restored Open Air Theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and the historic Peasholm Park which was designed in 1912 with a Japanese theme.

Internal viewing of this property is HIGHLY recommended.



**Porch**

3'2" x 7'0"

UPVC front door, UPVC double glazed window to the front and side aspects, tiled floor.

**Entrance Hall**

14'3" x 7'3"

Coving, storage cupboard housing meters, radiator, power points and stairs to first floor landing.

**Lounge**

24'5" x 14'2"

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side aspect, coving, two radiators, feature fireplace, TV point and power points.

**Dining Room**

11'10" x 10'8"

Two UPVC double glazed windows to the side aspects, two radiators and power points.

**Kitchen**

9'4" x 15'9"

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, radiator, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, space for fridge/freezer, space for gas cooker and power points.

**Bathroom**

10'3" x 5'10"

UPVC double glazed opaque window to the rear aspect, radiator, 2 piece suite comprising of: panel enclosed bath with mixer taps and electric shower attachment and wash hand basin with pedestal, part tiled walls, shaver point and storage cupboard housing the boiler.

**Downstairs WC**

4'1" x 5'6"

UPVC double glaze opaque window the the side aspect, low flush WC and wash hand basin with pedestal.

**Bedroom 1**

15'2" x 10'10"

UPVC double glazed window to the front aspect, coving, two fitted wardrobes, radiator and power points.

**First Floor Landing**

3'7" x 12'4"

Airing cupboard and power points.

**Bedroom 2**

11'10" x 12'4"

UPVC double glazed window to the side aspect, two fitted wardrobes, radiator and power points.

**Bedroom 3**

8'0" x 12'0"

UPVC double glazed window to the rear aspect, radiator, loft access and power points.

**Occasional Room**

10'2" x 9'11"

UPVC double glazed window to the front aspect, radiator and power points.

**Upstairs WC**

3'6" x 5'9"

UPVC double glazed opaque window to the rear aspect, low flush WC and wash hand basin with pedestal.

**Garage**

Up and over door with power and light.

**Rear Garden**

Low maintenance rear garden, patio area, lawned area with side entrance and access to the garage.

**Front and Side Garden**

Mainly laid to lawn.

**Parking**

Driveway with parking for 2 vehicles.



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. 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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HERE TO GET YOU THERE

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

1472.95 ft<sup>2</sup>

136.84 m<sup>2</sup>

Reduced headroom

41.37 ft<sup>2</sup>

3.84 m<sup>2</sup>

(1) Excluding balconies and terraces

<sup>(2)</sup> 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.

GIRAFFE360



## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scarborough -  
01723 336760 <https://www.hunters.com>

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