



Raincliffe Avenue, Scarborough

Yorkshire, YO12 5BU

£300,000



HUNTERS[®]
EXCLUSIVE

Raincliffe Avenue, Scarborough

Hunters Exclusive are delighted to bring to market this SPECTACULAR DETACHED bungalow situated on a large corner plot in the HIGHLY SOUGHT AFTER Stepney area of Scarborough benefiting from THREE DOUBLE bedrooms, FRONT and REAR GARDENS, GARAGE and AMPLE PARKING. This charming property also benefits from DOUBLE GLAZING and GAS CENTRAL HEATING making this the perfect home for a RANGE OF BUYERS.

This light and airy living accommodation briefly comprises of: entrance hall, lounge with feature fireplace, spacious kitchen/diner, two double bedrooms with fitted wardrobes and family bathroom with three piece suite and separate WC. The first floor presents you with a large third bedroom with an en suite shower room. The outside welcomes you with laid to lawn front and side gardens and a low maintenance yard to the rear, garage and ample off road parking driveway.

Being located on the North side is 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, recently built £14 million Alpamare waterpark and the historic Peasholm Park which was designed in 1912 with a Japanese theme.

We highly recommend internal viewings to truly appreciate fantastic property, call on 01723 336760!



ROOMS

Entrance Hall

Front door, coving, radiator, telephone point, stairs to first floor bedroom and power points.

Lounge

17'11" x 12'11"

Double glazed window to the front aspect, dado rail, coving, radiator, electric feature fireplace, TV points and power points.

Kitchen/Diner

17'11" x 13'3"

Double glazed window to the rear aspect, double glazed door to the rear aspect, laminated laid wood style flooring, radiator, boiler, wooden paneling, range of wall and base units with roll top work surfaces, plumbing for washing machine, plumbing for dishwasher, sink and drainer unit, space for fridge/freezer, electric oven, gas hob extractor hood, space for dining and power points.

Bedroom 1

14'10" x 13'3"

Double glazed window to the front aspect, fitted wardrobes, radiator, TV point and power points.

Bedroom 2

11'6" x 12'4"

Double glazed window to the rear aspect, coving, fitted wardrobes, radiator, TV point and power points.

Bathroom

Double glazed opaque window to the rear aspect, heated towel rail, fully tiled walls and three piece suite comprising of: panel enclosed bath with mixer taps, walk in shower cubical with shower attachment and wash hand basin with pedestal.

WC

Double glazed window to the rear aspect, low flush WC and fully tiled walls.

Bedroom 3

22'4" x 11'9"

Double glazed window to the front aspect, velux window, eaves storage, fitted wardrobe, radiator, TV point and power points.

En Suite

Velux window, laminated laid wood style flooring and three piece suite comprising of: fully tiled shower cubical with electric shower, low flush WC and wash hand basin with pedestal.

Front/Side Garden

Mainly laid to lawn with plant and shrub borders.

Rear Yard

Low maintenance yard with outside tap, outside lights, open field views and side access.

Garage

Door to the rear aspect, window to the rear aspect, up and over door and power and lighting.

Parking

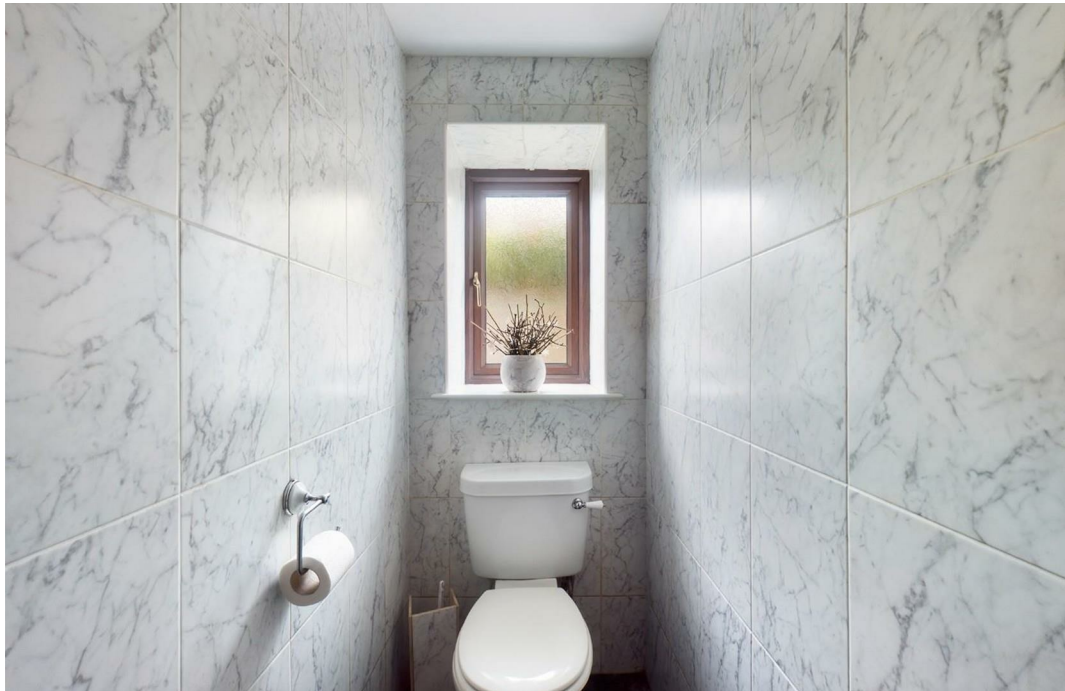
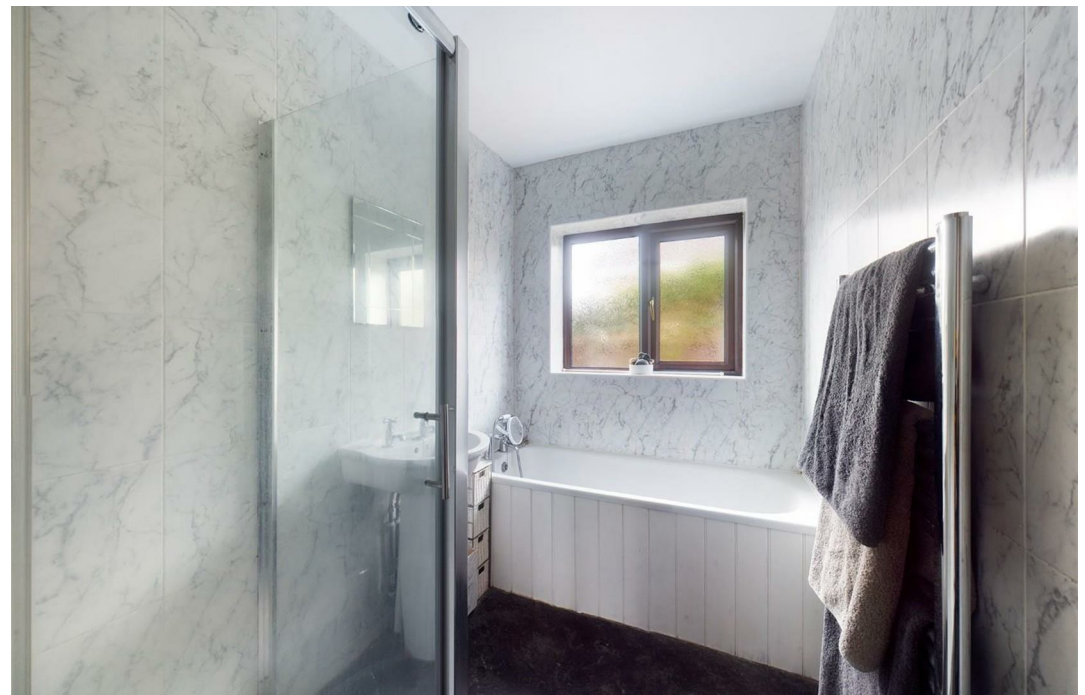
Ample driveway parking.

Agents Notes

Council Tax- E

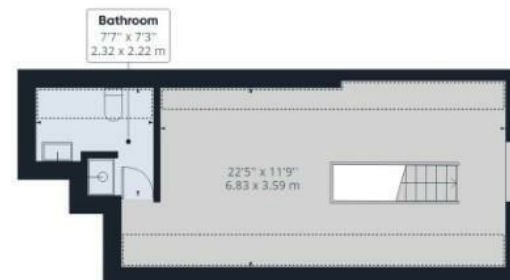
EPC- TBC

Freehold





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1353.17 ft²

125.71 m²

Reduced headroom

102.81 ft²

9.55 m²

(1) Excluding balconies and terraces

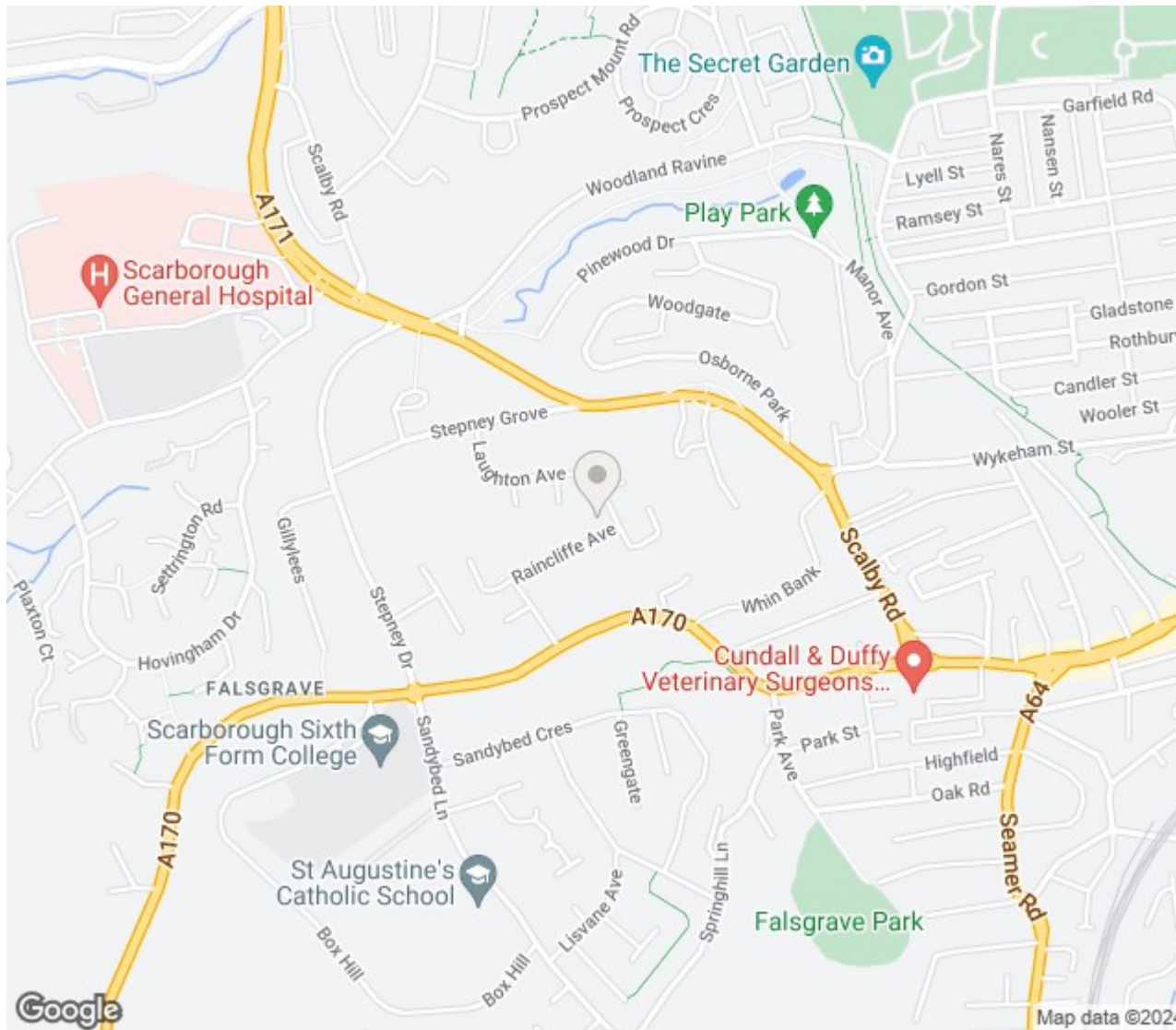
Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	63	
(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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