



Field Close Road, Scarborough
YO13 0QL

Offers In Excess Of
£475,000



HUNTERS[®]
EXCLUSIVE

Field Close Road, Scarborough

DESCRIPTION

Hunters Exclusive are PROUD to bring to the market this SPACIOUS FOUR BEDROOM DETACHED family home situated on a LARGE CORNER PLOT in the Scalby Area of Scarborough offering MODERN INTERIOR, SOUTH FACING BALCONY, ATTRACTIVE LANDSCAPED FRONT AND REAR GARDENS and DOUBLE GARAGE WITH OFF ROAD PARKING. Benefiting from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING creating the ideal home for a RANGE OF BUYERS.

This light and airy living accommodation is well presented throughout and comprises of; entrance hall, bay fronted lounge with French doors leading to the garden, dining room with door leading to south facing patio, kitchen with breakfast bar and access to garage and downstairs WC. To the first floor you are presented with four double bedrooms, the master bedroom benefiting from En Suite and south facing balcony and family bathroom with four-piece suite. Outside welcomes you with laid to lawn rear garden, summer house and patio area perfect for alfresco dining. To the front of the property you are greeted with laid to lawn front and side gardens, double garage and ample off road parking.

This beautiful property is in close proximity to the North Yorkshire countryside whilst also being nearby to a range of amenities including schools and shops. It is well placed for the tennis courts, bowling green, local public houses, restaurants, church doctors and hairdressers, as well as offering excellent access to dog walking along Scalby beck and the old Scarborough to Whitby railway line.

Internal viewings are highly recommended, call today to book your viewing!



ROOMS

Entrance Hall

UPVC door to the front aspect, UPVC double glazed window to the front aspect, central heating thermostat, laminated laid wood style flooring, radiator, telephone point, stairs to first floor landing and power points.

Lounge

12'10" x 23'0"

UPVC double glazed bay window to the front aspect, two UPVC double glazed windows to the side aspect, UPVC double glazed French doors to the rear aspect, coving, two radiators, spotlights, TV point, laminated laid wood style flooring and power points.

Dining Room

8'3" x 11'6"

UPVC double glazed window to the front aspect, UPVC double glazed French doors to the side aspect leading to enclosed patio, linoleum flooring, coving, radiator and power points.

Kitchen

18'8" x 11'0"

UPVC double glazed window to the rear aspect, UPVC double glazed door to the rear aspect, linoleum flooring, kitchen island/breakfast bar, TV point, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, space for fridge/freezer, space for cooker, extractor hood, access to garage, and power points.

Downstairs WC

UPVC double glazed opaque window to the front aspect, laminated laid wood style flooring, radiator, partially tiled walls, low flush WC and wash hand basin with vanity unit.

First Floor Landing

Loft access, storage cupboard and power points.

Bedroom 1

12'10" x 11'11"

UPVC double glazed window to the side aspect, UPVC double glazed sliding door to the front aspect leading to balcony, fitted wardrobes, radiator, TV point and power points.

En Suite

UPVC double glazed opaque window to the front aspect, linoleum floor, heated towel rail, fully tiled wall, shaver point, extractor fan and three piece suite comprising of fully tiled shower cubical, low flush WC and wash hand basin with pedestal.

Bedroom 2

13'0" x 11'10"

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

Bedroom 3

12'4" x 10'9"

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

Bedroom 4

10'0" x 8'11"

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

Bathroom

UPVC double glazed opaque window to the rear aspect, linoleum flooring, radiator, fully tiled walls, extractor fan and four piece suite comprising of panel enclosed bath with mixer taps and shower attachment, fully tiled shower cubical, low flush WC and wash hand basin with vanity unit.

Front Garden + Side Garden

Mainly laid to lawn with hedge border, outside tap and outside lights.

Enclosed Patio

Low maintenance south facing patio, outside lights and outside power points.

Rear Garden

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

Garage

UPVC double glazed window to the rear aspect, up and over door, power and lighting, consumer unit, boiler, water tank, plumbing for washing machine and power points.

Parking

Driveway with parking for two vehicles.

Agents Notes

Council Tax- E

EPC- D

Freehold.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1702.62 ft²

158.18 m²

Reduced headroom

14.89 ft²

1.38 m²

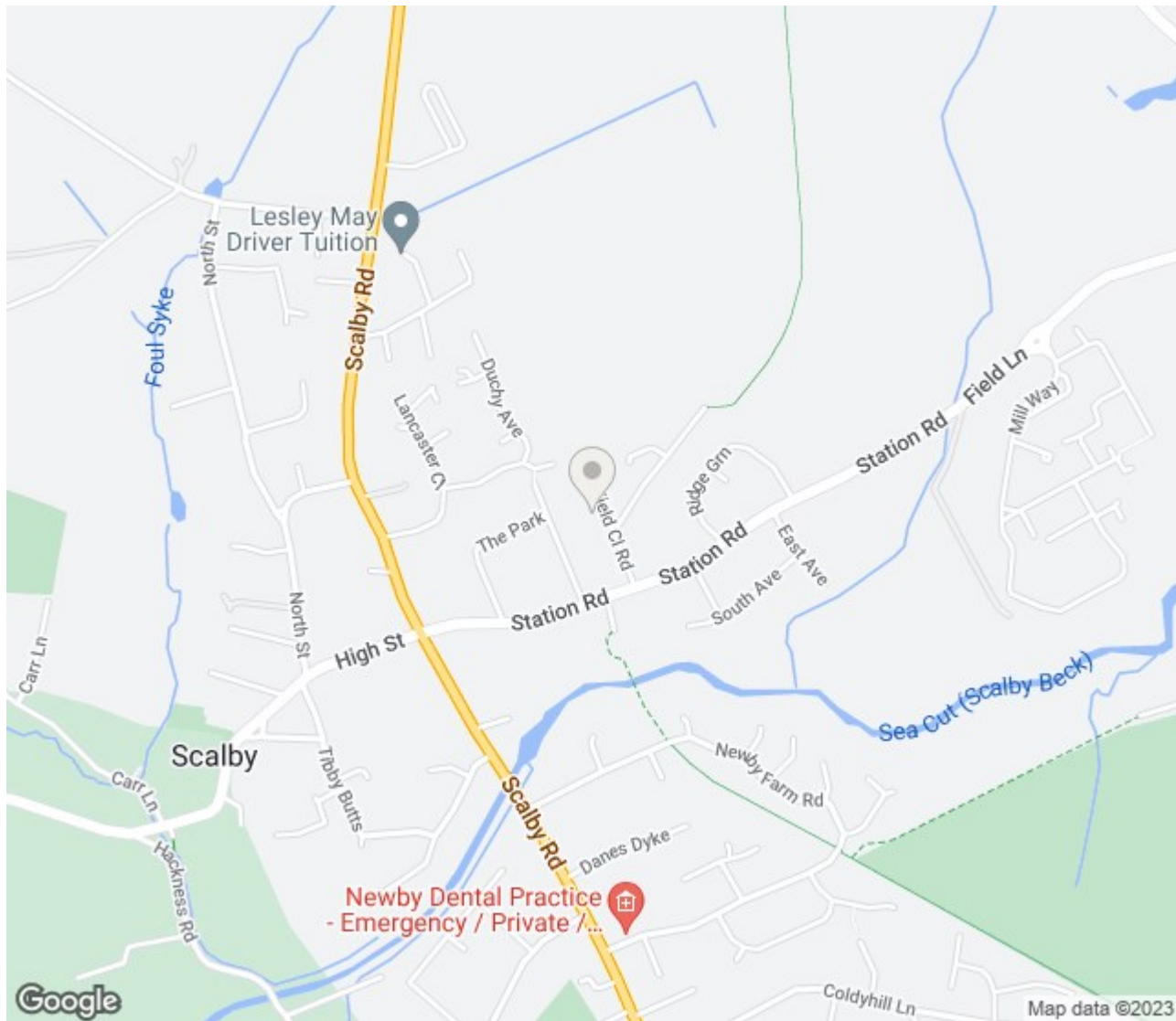
(1) Excluding balconies and terraces

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.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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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