



**Queen Margarets Road, Scarborough**

YO11 2SB

**Offers In Excess Of  
£550,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Queen Margarets Road, Scarborough

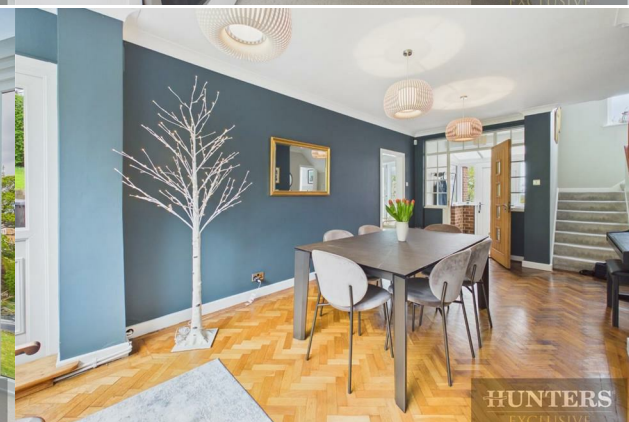
## DESCRIPTION

HUNTERS EXCLUSIVE are delighted to present this exceptional four-bedroom detached family home, enviably positioned on the highly sought-after South Side of Scarborough, offering breathtaking sea and castle views, beautifully maintained gardens, a summerhouse, garage, and extensive off-road parking. Combining character, space, and high-spec modern living, this is a home that truly stands out.

You are welcomed via the entrance porch into an impressive dining hall. On one side of the large dining hall is a modern breakfasting kitchen with separate pantry and a door which leads out onto a patio and the back garden. The other side of the dining hall opens into a well proportioned, light filled living room, which continues seamlessly into the sunroom with access to the front garden, creating a fantastic additional reception space. Also on the ground floor is a utility room / WC and a useful under stairs cupboard.

The master bedroom benefits from its own en-suite with a good sized shower. There are two further double bedrooms facing the rear of the house and a generously sized single bedroom facing the front. Also off the landing is a four piece family bathroom, and a door leading outside onto the front facing balcony with its panoramic views.

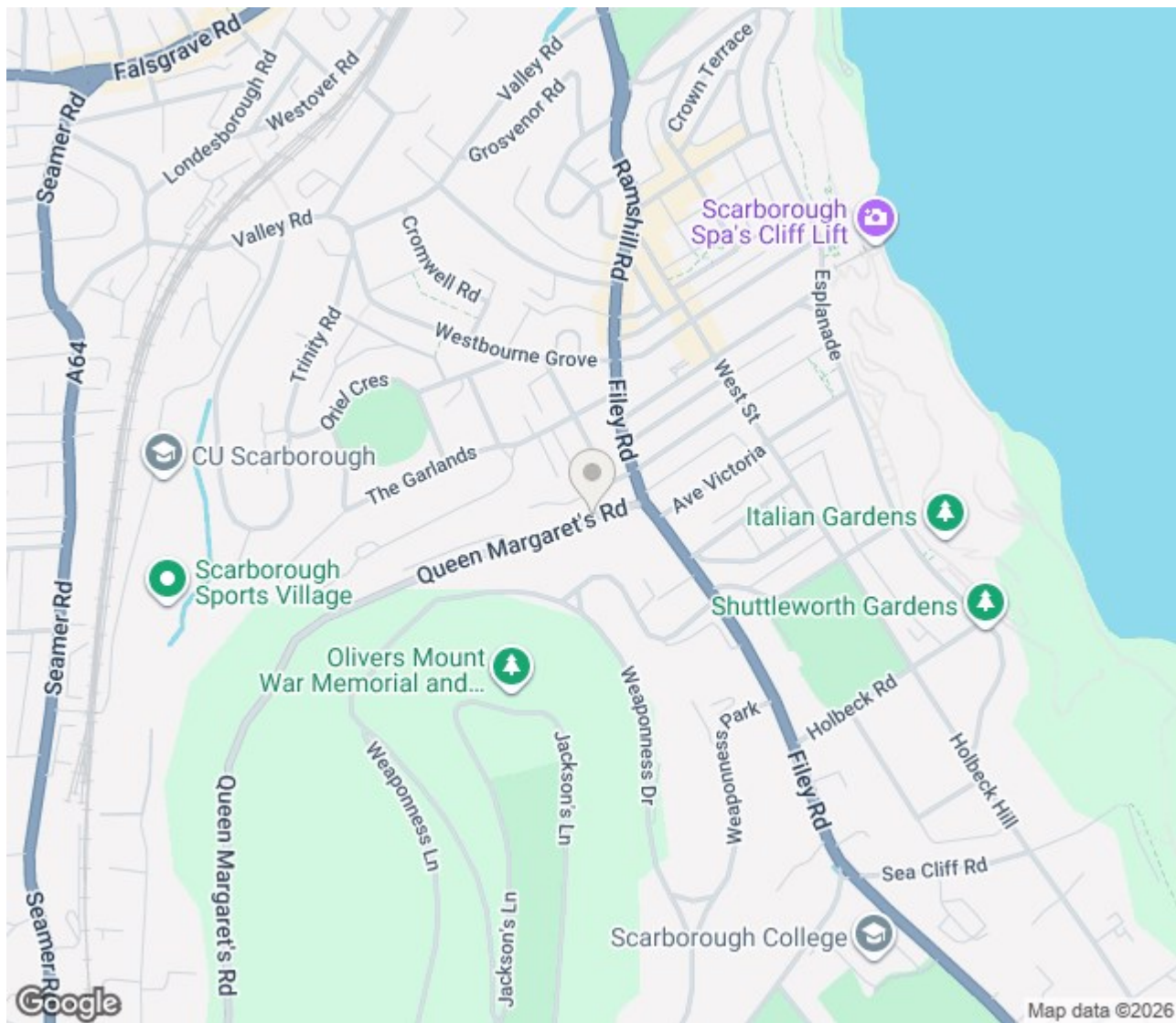
Located on Queen Margaret's Road, this home is within walking distance of Ramshill shops, The Esplanade, South Bay beach and the town centre, plus well-regarded schools. A rare opportunity to acquire a spacious coastal home in a sought-after location. Early viewing is highly recommended to appreciate the space, layout and setting on offer.











## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 75                         | 83        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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