



**HUNTERS®**  
HERE TO GET *you* THERE

Dean Road, Scarborough | Offers In Excess Of £175,000  
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### 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.

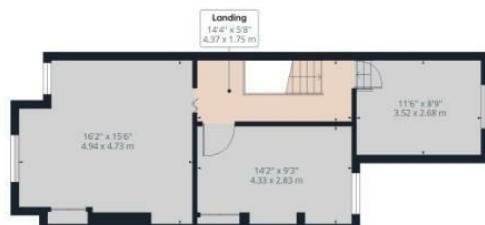
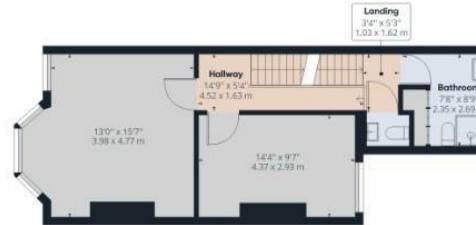
Entrance hall	WC
Coving, wooden flooring, stairs to the first floor landing, under stairs cupboard housing meters and radiator.	Window to the side aspect, low flush WC and wash hand basin with pedestal.
Lounge	Bathroom
Bay window to the front aspect, gas feature fireplace, radiator, TV point and power points.	Opaque window to the rear aspect, wooden flooring, storage cupboards housing water tank, three piece bathroom suite comprising: shower cubicle with shower attachment, low flush WC and wash hand basin with vanity unit.
Second reception room	Second floor landing
Window to the rear aspect, radiator and power points.	Skylight, loft access and power points.
Kitchen	Bedroom 3
Window to the side aspect, tiled flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge & freezer, electric oven, gas hob, plumbed for washing machine, extractor hood and power points.	Window to the rear aspect, sea glimpse and power points.
Dining room	Bedroom 4
Two windows to the side aspect, radiator, storage cupboard plumbed for WC and power points.	Two windows to the front aspect, fitted wardrobes and power points.
First floor landing	Bedroom 5
Wooden flooring and stairs to the second floor landing.	Window to the rear aspect, velux window to the rear aspect, fitted wardrobes, wooden flooring and power points.
Bedroom 1	Yard
Bay window to the front aspect, window to front aspect, wooden flooring, TV point and power points.	Low maintenance and rear access.
Bedroom 2	
Window to the rear aspect, wooden floors, wash hand basin and power points.	

**Hunters are delighted to bring to the market this terraced SPACIOUS home centrally located in Scarborough offering FIVE BEDROOMS, TWO RECEPTION ROOMS and LOW MAINTENANCE REAR YARD. Situated over THREE FLOORS this FANTASTIC home is perfect from a RANGE OF BUYERS including FAMILIES, INVESTORS and MANY MORE.**

**In need of some modernisation, this house briefly comprises: entrance hall with stairs to the first floor landing, bay fronted lounge, second reception room, fully fitted kitchen and dining room with door to rear yard. To the upper floors of the property you are welcomed with five bedrooms, family bathroom and separate WC. To the outside you are presented with a low maintenance yard.**

**This home is situated close to a wealth of local amenities and attractions such as Peasholm Park , the North Bay, local shops, Sea Life Centre, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark, also being within walking distance of the Town Centre.**

**This is not one to miss, call now to arrange a viewing!**



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

1729.35 ft<sup>2</sup>

160.66 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.