



Tawny Drive, Scarborough

North Yorkshire, YO11 3JX



Offers In Excess Of
£250,000



Tawny Drive, Scarborough

DESCRIPTION

Hunters are delighted to bring to the market this IMMACULATE detached house located in the SOUGHT AFTER Middle Deepdale development offering FOUR BEDROOMS, EN SUITE shower room, MODERN KITCHEN/DINER with WINE COOLER and INTEGRATED APPLIANCES, GARAGE and OFF ROAD PARKING. Benefiting from a WELL MAINTAINED attractive REAR GARDEN this property makes the PERFECT FAMILY HOME.

This stunning living accommodation briefly comprises: entrance hall with stairs to the first floor landing, spacious living room, spacious kitchen/diner with French doors to the rear garden and downstairs toilet. To the first floor of the home you are presented with a family bathroom and four bedrooms, the master benefiting from an en suite shower room. The outside welcomes you with a mainly laid to lawn rear garden with paved area, garage and off road parking on driveway.

Situated in the heart of Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea.

Call now to arrange a viewing on this fantastic property!



ROOMS

Entrance Hall
5'1" x 13'11"
Front door, under stairs cupboard with space for tumble dryer or additional storage, radiator and power points.

Downstairs toilet
3'0" x 6'9"
UPVC double glazed window to front aspect, radiator, low flush WC, wash hand basin with pedestal and extractor fan.

Lounge
11'3" x 15'11"
UPVC double glazed window to front aspect, radiator, TV point and power points.

Kitchen/diner
14'5" x 20'1"
UPVC double glazed window to rear aspect, UPVC double glazed door to rear aspect, cupboard housing boiler, range of wall and base units with roll top work surfaces, breakfast island, sink and drainer unit, space for dining area, integrated fridge/freezer, wine cooler, electric oven, gas hob, extractor hood and power points.

Landing
Airing cupboard, loft access, radiator and power points.

Bedroom 1
11'4" x 13'0"
UPVC double glazed window to front aspect, radiator, TV point and power points.

En-Suite
4'8" x 7'1"
Laminated laid wood style flooring, radiator, fully tiled shower cubicle, low flush WC, wash hand basin and extractor fan.

Bedroom 2
9'6" x 10'8"
UPVC double glazed window to rear aspect, radiator, TV point and power points.

Bedroom 3
6'9" x 10'2"
UPVC double glazed window to front aspect, radiator and power points.

Bedroom 4
7'2" x 10'4"
UPVC double glazed window to rear aspect, radiator, TV point and power points.

Bathroom
UPVC double glazed window to side aspect, laminated laid wood style flooring, part tiled walls, radiator, extractor fan and three piece suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Garden
Mainly laid to lawn with plant and shrub borders, BBQ area, outside lights and side entrance.

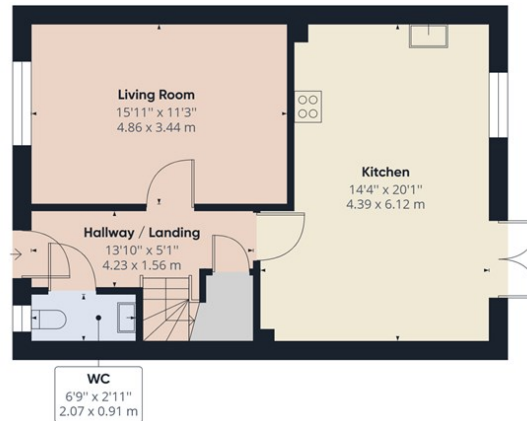
Garage
Garage

Parking
Off road parking on driveway.

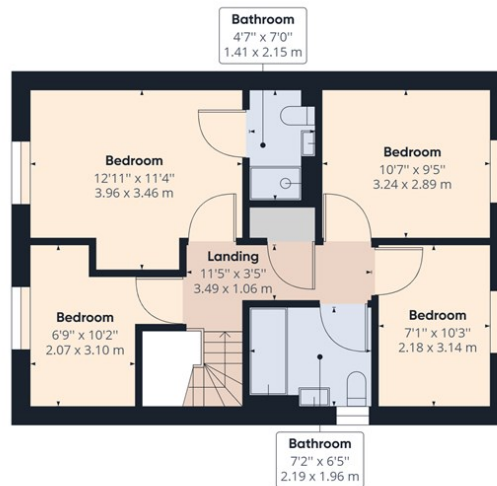
Material Information Scarborough
Tenure Type: Freehold
Council Tax: D
EPC: B
No Maintenance Fees to pay.

Agent note
To date these details have not been approved by the vendor and should not be relied upon





Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1095.91 ft²

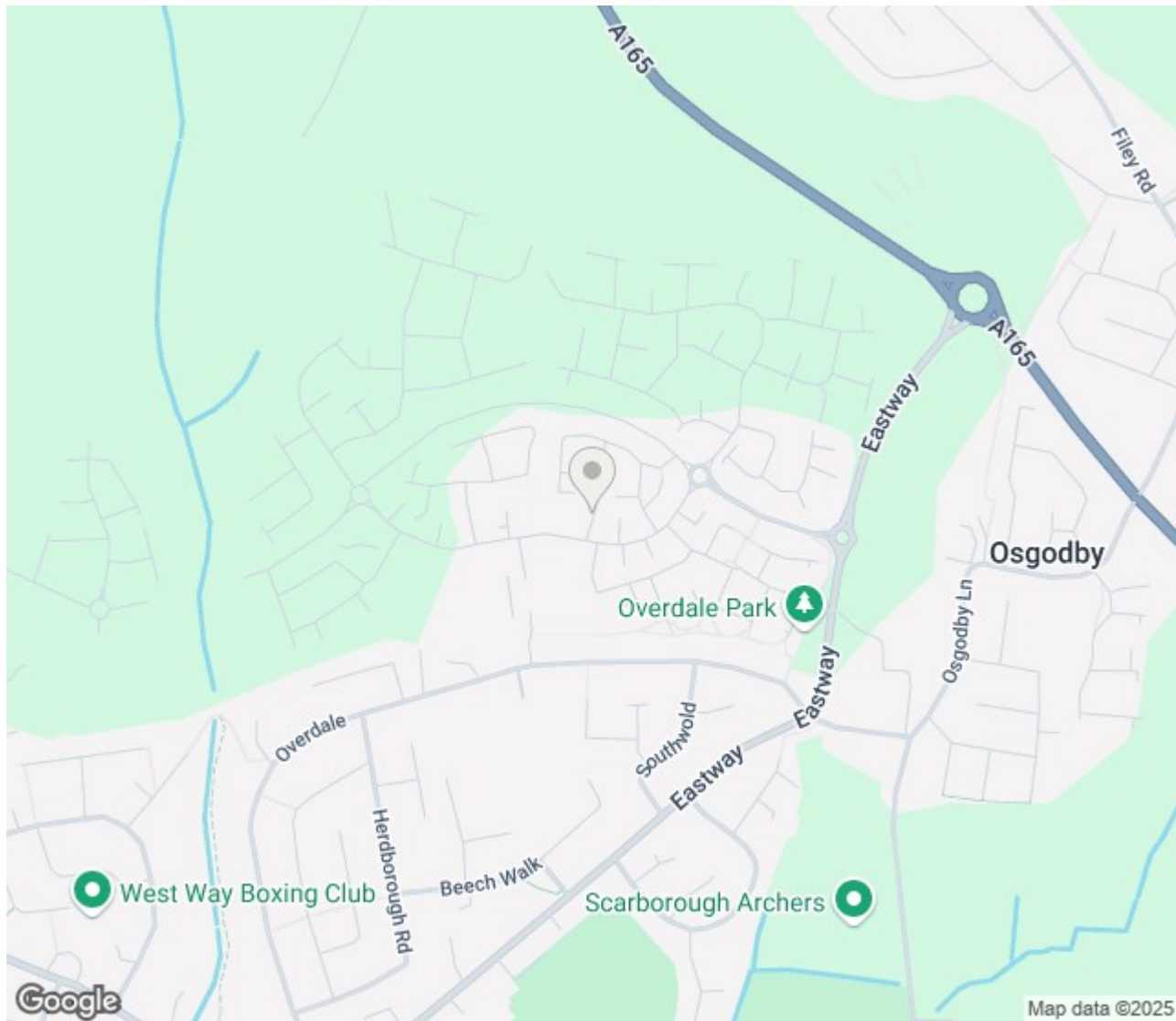
101.81 m²

(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.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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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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.