



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

Harley Street, Scarborough, North Yorkshire | £202,500  
Call us today on 01723 336760



### 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.

Lounge 1  
UPVC double glazed bay window to front aspect, coving, dado rail, radiator, TV point and power points.

Lounge 2  
UPVC double glazed bay window to front aspect. coving, feature fireplace, radiator, TV point and power points.

Kitchen/diner  
UPVC double glazed windows to front and side aspects, UPVC stable door to side aspect leading to the rear courtyard, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for integral washing machine, built in fridge/freezer, electric oven, gas hob, extractor hood, gas feature fireplace and power points.

Landing  
UPVC double glazed window to front aspect, window seat, coving, radiator and access to insulated part boarded loft.

Bedroom 1  
UPVC double glazed window to front aspect, coving, fitted wardrobes, chest of drawers and blanket box, radiator, TV point and power points.

Bedroom 2  
UPVC double glazed window to front aspect, coving and textured ceilings, fitted

wardrobes, radiator, TV point and power points.

Bedroom 3  
UPVC double glazed window to side aspect, coving and textured ceilings, fitted wardrobes, radiator, TV point and power points.

Bathroom  
UPVC double glazed window with side aspect, radiator, wooden floorboards, part tiled walls and four piece bathroom suite comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC, walk in shower cubicle (we have been advised a new shower is to be installed) and wash hand basin with pedestal.

Courtyard  
Low maintenance rear yard with brick built workshop, decking, patio area, outside tap/lights and side entrance.

Garage  
Up and over door with power and lighting.

Material Information  
Scarborough  
Tenure Type: Freehold  
Council Tax Banding: B

HMRC Disclaimer -  
Scarborough  
Should you wish to proceed with an offer on this property we are obliged by HMRC to

conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

**Hunters are delighted to bring to the market this SPACIOUS DETACHED home offering NO ONWARD CHAIN. Benefiting from THREE BEDROOMS, LARGE KITCHEN/DINER, REAR COURTYARD, GARAGE and WORKSHOP to the rear. Situated in a QUIET CUL DE SAC location just off Scalby Road this property is perfect for a RANGE OF BUYERS including FAMILIES, COUPLES and MANY MORE.**

**This characterful house briefly comprises: two spacious bay windowed reception rooms and kitchen/diner all with feature fire place. To the first floor of the home you are welcomed with three bedrooms and large family bathroom. The outside of the residence presents a garage and low maintenance rear courtyard with access to the 15ft workshop.**

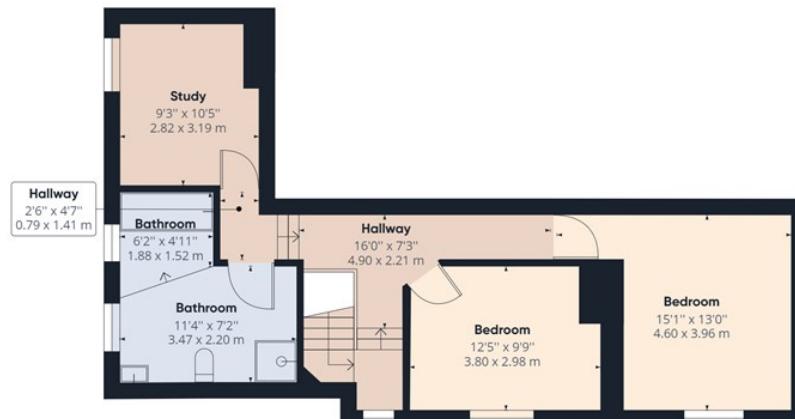
**Located in a popular residential area close to the town centre the house is in close proximity to a wealth of amenities and attractions including local shops, supermarket, popular junior school, doctors surgery, Falsgrave shopping parade and Scarborough town itself.**

**We believe this property is not one to miss call now to arrange a viewing!**



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

1340.98 ft<sup>2</sup>  
124.58 m<sup>2</sup>



**Floor 1 Building 1**

(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

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.