



## West End View, Scarborough

Yorkshire, YO11 3SP



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Offers In Excess Of  
£300,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# West End View, Scarborough

## DESCRIPTION

HUNTERS ARE PLEASED TO BRING TO THE MARKET THIS DETACHED HOME CURRENTLY BEING BUILT LOCATED ON WEST END VIEW IN THE HEART OF CAYTON. THIS PROPERTY WILL CONSIST OF THREE DOUBLE BEDROOMS ONE WITH AN EN SUITE, LARGE GARDEN, DRIVEWAY WITH OFF ROAD PARKING AND GARAGE. THIS EXCLUSIVE PROPERTY WILL BE FITTED WITH MODERN FITTINGS, DOWNSTAIRS UNDERFLOOR HEATING AND IMMACULATE DECOR.

This property will briefly comprise of: entrance hall with stairs to first floor landing, spacious bay fronted lounge, kitchen/diner with integrated appliances and downstairs WC. To the first floor will be three double bedrooms with master benefitting from an en suite and family bathroom with three piece suite. The outside will welcome you with decking and roughly a 300sq meter rear garden and garage with off road parking to the front of the property.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school, two public houses and an eating and drinking establishment. A little further away is Seamer train station and in close proximity of major employers and industrial estates making it a perfect place for commuting to work. This lovely home is well suited to a multitude of buyers and internal viewing is highly recommended to appreciate the setting and location of this beautiful home.



# ROOMS

## Entrance Hall

UPVC front door, UPVC double glazed window to the front aspect, spotlights, consumer unit, laminated laid wood style flooring, underfloor heating, under stairs cupboard, stairs to the first floor landing and power points.

## Lounge

UPVC double glazed bay window to the front aspect, spotlights, feature fireplace, underfloor heating, TV point and power points.

## Kitchen/Diner

UPVC double glazed French doors to the rear aspect, UPVC double glazed door to the side aspect, UPVC double glazed windows to the rear aspect, laminated laid wood style flooring, spotlights, range of wall and base units with square top work surfaces, integrated washing machine, integrated dishwasher, integrated tumble dryer, integrated wine fridge, breakfast bar, underfloor heating, sink and drainer unit, integrated fridge/freezer and power points.

## Downstairs WC

Low flush WC, wash hand basin with storage cupboard, underfloor heating and extractor fan.

## First Floor Landing

Storage cupboard with motion sensor light, radiator and power points.

## Bedroom 1

UPVC double glazed windows to the front aspect, spotlights, radiator, TV point and power points.

## En Suite

UPVC double glazed opaque window to the front aspect, heated towel rail, tiled flooring, partially tiled walls, extractor fan and three piece suite comprising of: fully tiled shower cubical with shower attachment, low flush WC and wash hand basin with vanity unit.

## Bedroom 2

UPVC double glazed windows to the the rear aspect, radiator, TV point power points and access to partially boarded loft with insulation lighting and drop down ladder.

## Bedroom 3

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

## Bathroom

UPVC double glazed opaque window to the side aspect, spotlights, heated towel rail, tiled flooring, partially tiled walls, extractor fan and three piece suite comprising of: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with vanity unit.

## Garden

A blank canvas of 300sqm with decking, outside tap, outside lights, side and rear entrance.

## Garage

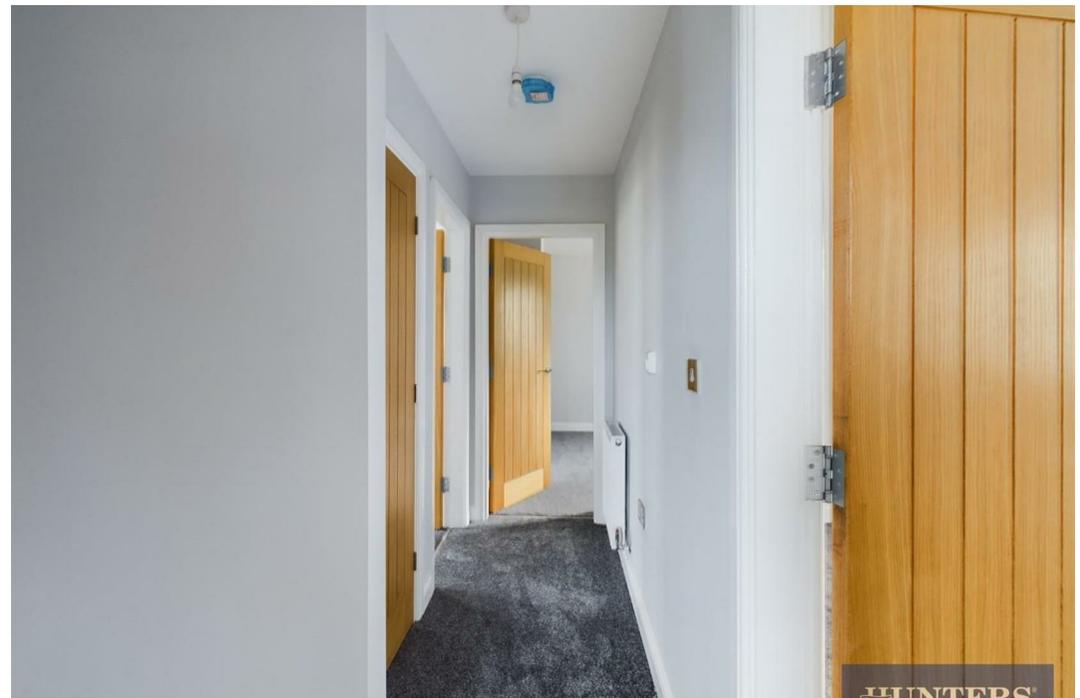
UPVC double glazed window to the rear aspect, UPVC door to the rear aspect and power and lighting.

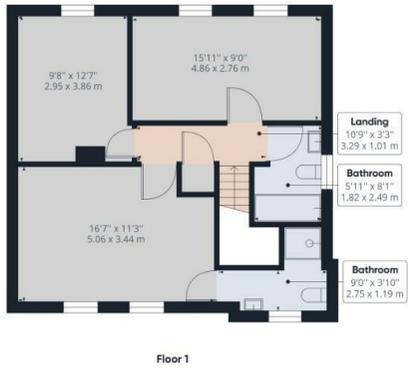
## Parking

Off road parking for multiple vehicles.

## Agents Notes

Freehold





**Approximate total area<sup>(1)</sup>**  
1394.29 ft<sup>2</sup>  
129.53 m<sup>2</sup>

**Reduced headroom**  
4.87 ft<sup>2</sup>  
0.45 m<sup>2</sup>

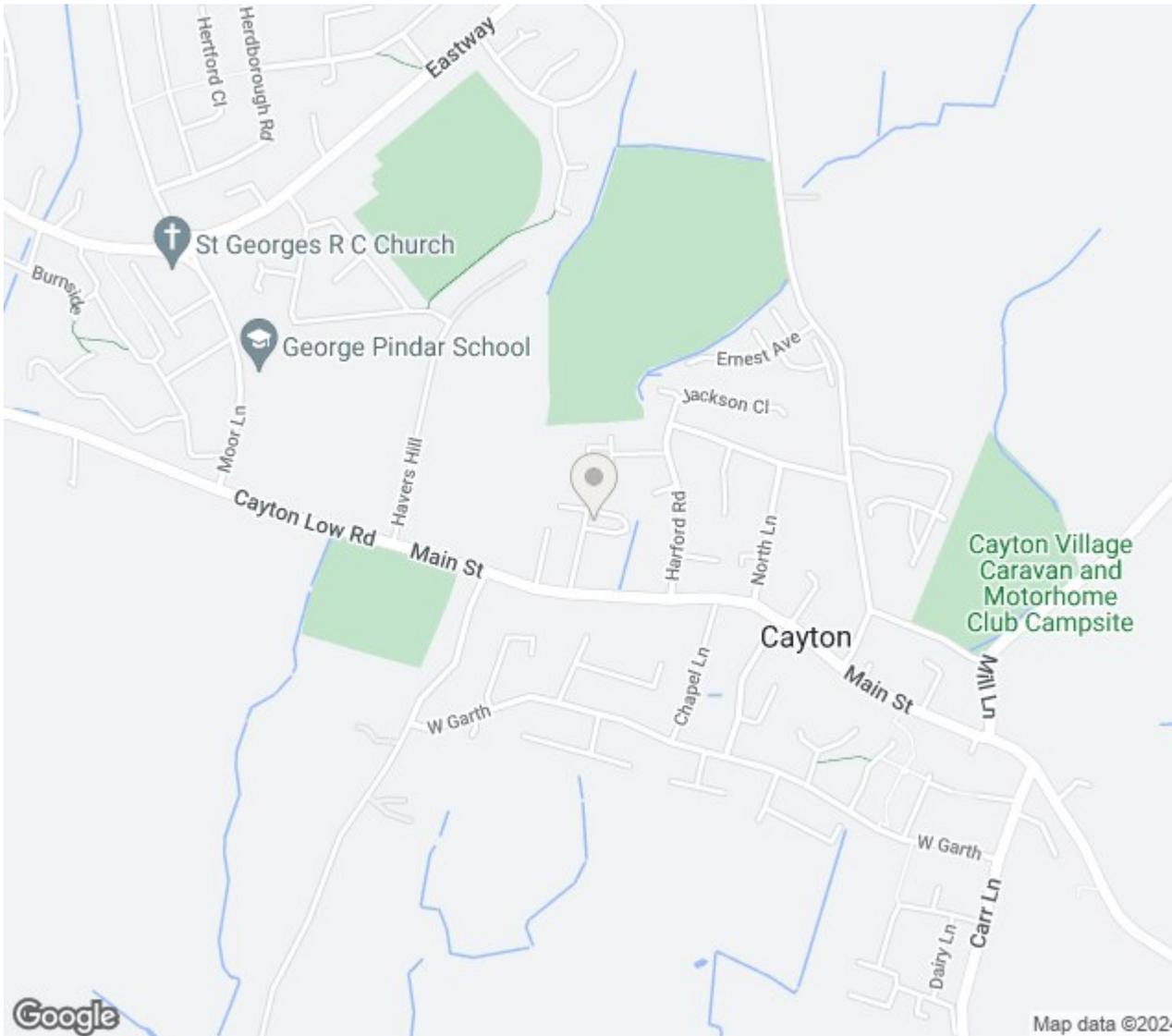
(1) Excluding balconies and terraces

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.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

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

### 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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