



**Weaponness Valley Road, Scarborough**  
YO11 2JG

**Offers In Excess Of  
£320,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Weaponness Valley Road, Scarborough

## DESCRIPTION

Hunters Exclusive are pleased to offer this beautifully presented detached home, finished to a high standard throughout and offering spacious, versatile accommodation ideal for families or those seeking modern comfort in a well-connected setting.

Inside, the property features a stylish modern kitchen with sleek finishes and ample storage, French doors from the kitchen lead directly out to the rear garden, seamlessly blending indoor and outdoor living. The property features an open-plan living and dining area—perfect for entertaining or relaxing with family. A separate dining room, accessed via the kitchen, provides a quiet retreat and also presents the potential to be used as a fourth bedroom, particularly convenient with the downstairs shower room located nearby.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, all designed with comfort and practicality in mind.

Outside, the home boasts a private rear garden complete with a paved seating area—ideal for outdoor dining and summer gatherings. There is a separate side entrance into the garden, providing added convenience and access, along with a useful 10' x 4' shed offering additional storage. To the front, a private driveway offers off-road parking, enhancing both ease and privacy.

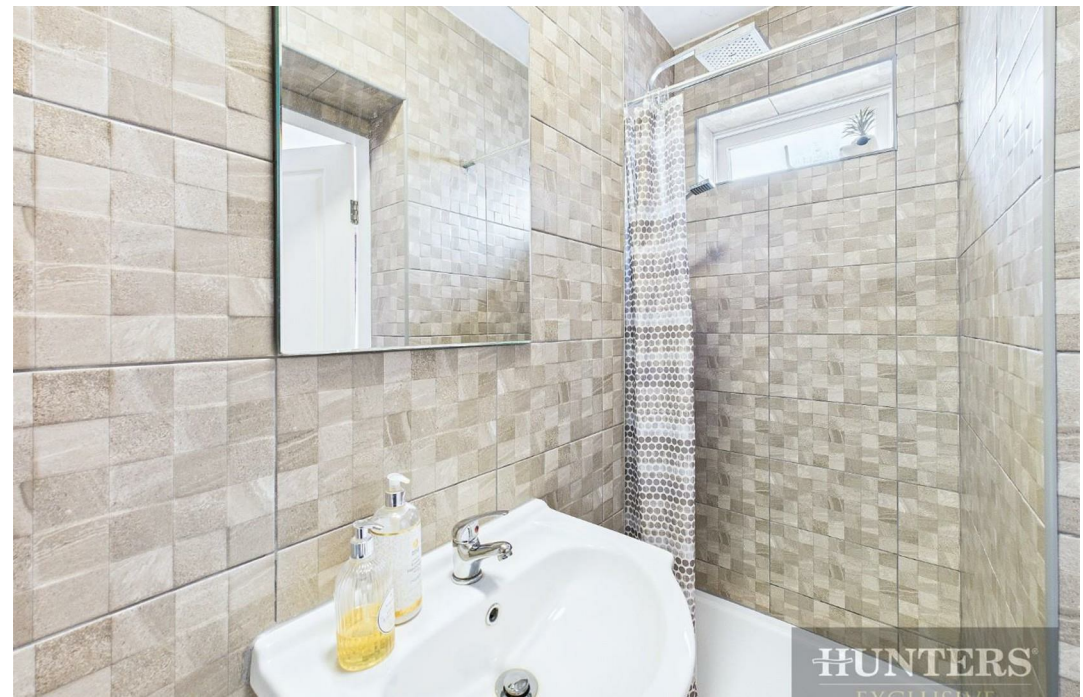
This flexible and thoughtfully designed home is ready to move into and enjoy, with quality finishes and attention to detail throughout.

South Side in Scarborough refers to the southern portion of this coastal town in North Yorkshire, England, which includes areas like South Cliff, Oliver's Mount, and the scenic stretch along the South Bay. South Bay Beach, with its traditional seaside attractions, bustling promenade, and historic Spa complex, draws both tourists and locals. The area is also home to landscaped gardens and walking trails, offering a quieter contrast to the more commercial northern side.

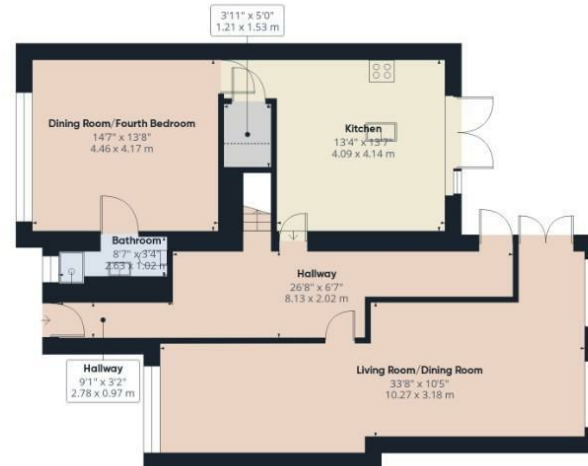
Don't miss out on the opportunity to view this property!











Ground Floor



Floor 1

**HUNTERS<sup>®</sup>**  
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**Approximate total area<sup>(1)</sup>**

1404 ft<sup>2</sup>

130.4 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:

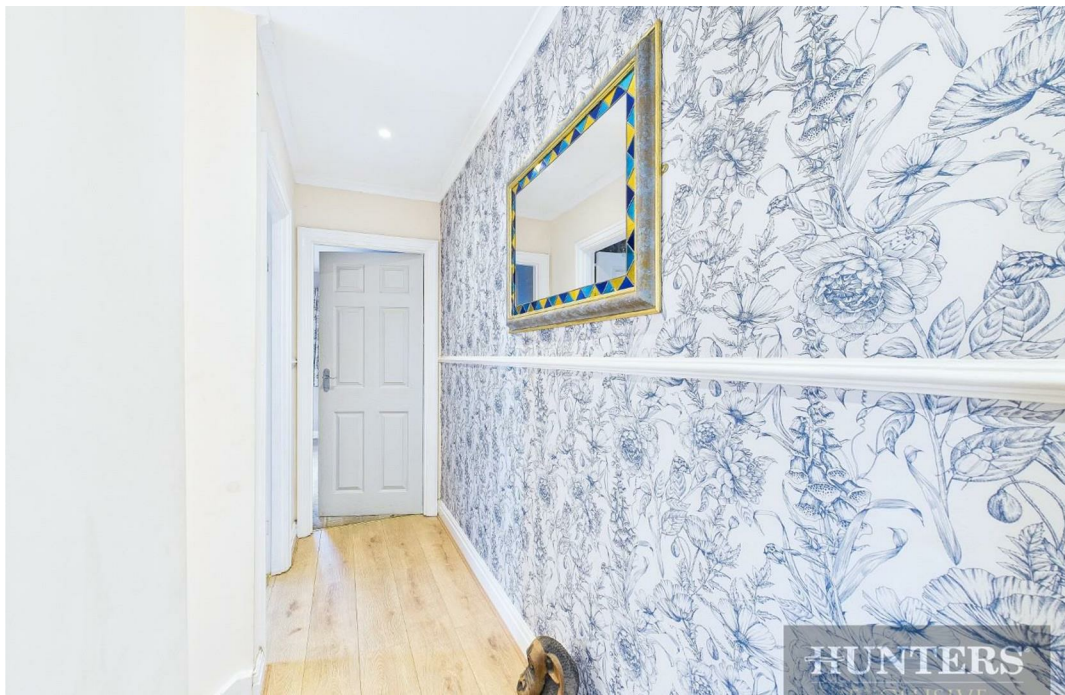
Below 5 ft/1.5 m

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

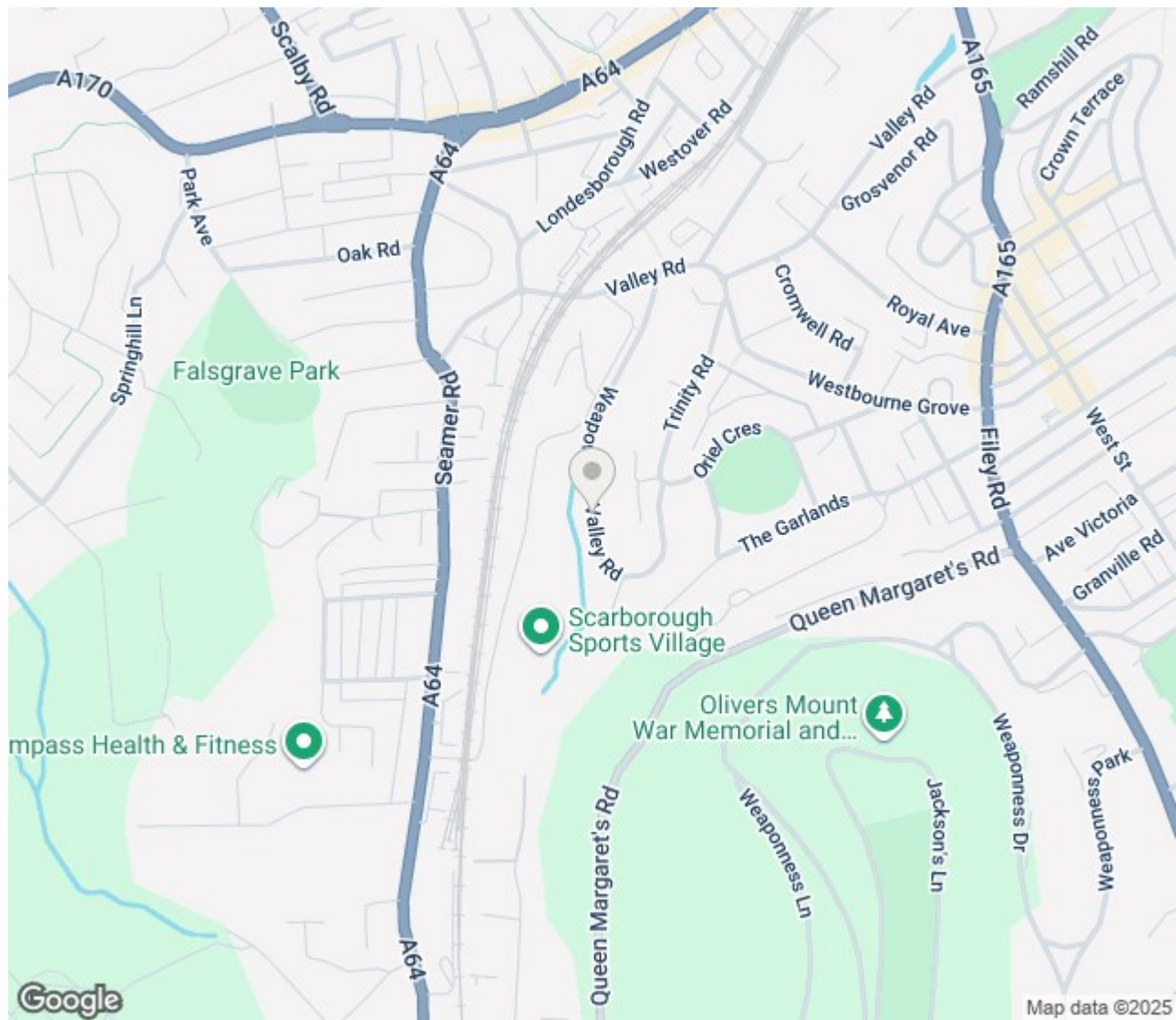
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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 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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