



Paradise, Scarborough  
, YO11 1RY

£395,000



**HUNTERS®**  
EXCLUSIVE

# Paradise, Scarborough

## DESCRIPTION

Hunters Exclusive are proud to bring to the market this WELL PRESENTED LINK DETACHED home offering THREE DOUBLE BEDROOMS, THREE PARKING SPACES, EXPOSED CEILING BEAMS, STONE FEATURE FIREPLACE and LOW MAINTENACE GARDEN. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and AN ABUNDANCE OF CHARACTER THROUGHOUT perfect for a HOLIDAY HOME, HOLIDAY LET or PERMENANT RESIDENCE BY THE SEA.

This unique abode briefly comprises of: porch leading to entrance hall, large lounge with feature fireplace, kitchen with space for dining, garden room and downstairs WC. The first floor welcomes you with master bedroom, benefitting from en suite WC, second bedroom with fitted suite, study/third bedroom and bathroom with four piece suite. The outside greets you with a low maintenance garden with patio area and summer house/hobby room with power. The property also benefits from two parking spaces and a visitor parking space to the rear.

Within a short walk of the town centre with its handy shops and amenities and close to the unspoiled North Bay beach, 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, In complete contrast in a close proximity is the North Yorkshire Moors National Park one of the least populated areas in the UK.

Call now to viewing this marvelous accommodation!



# ROOMS

## Porch

UPVC double glazed door to the side aspect and UPVC double glazed windows to the side and front aspects.

## Entrance Hall

UPVC double glazed door to the rear aspect, exposed ceiling beams, laminated laid wood style flooring, radiator, stairs to first floor landing and power points.

## Lounge

UPVC double glazed windows to the front and rear aspects, exposed ceiling beams, radiator, gas feature fireplace, TV point, telephone point and power points.

## Kitchen

UPVC double glazed window to the front aspect, exposed ceiling beams, tiled flooring, boiler, range of wall and base units with roll top work surfaces, tiled splash back, plumbing for washing machine, plumbing for dishwasher, sink and drainer unit, boiling water tap, space for fridge/freezer, integrated gas hob, integrated electric oven, extractor hood and power points.

## Garden Room

UPVC double glazed sliding door to the front aspect, radiator, engineered wood flooring, electric heater and power points.

## Downstairs WC

UPVC double glazed opaque to the rear aspect, engineered wood flooring, radiator, extractor fan, consumer unit wash hand basin with back splash and low flush WC.

## First Floor Landing

UPVC double glazed window to the rear aspect, airing cupboard, loft access and power points.

## Bedroom 1

UPVC double glazed window to the front aspect, loft

access, fitted wardrobes, fitted dressing table, fitted chest of draws, radiator and power points.

## En Suite WC

Electric heater, tiled flooring, extractor fan, power points, low flush WC and wash hand basin with pedestal and tiled back splash.

## Bedroom 2

UPVC double glazed window to the front aspect, fitted suite, radiator and power points.

## Bedroom 3/ Study

UPVC double glazed window to the front aspect, laminated laid wood style flooring, radiator, TV point and power points.

## Bathroom

UPVC double glazed window to the side aspect, vinyl flooring, coving, two heated towel rails, partially tiled walls, shaver point, extractor fan and four piece suite comprising of: raised tile bath with mixer taps and concealed lighting, fully tiled shower cubical, low flush WC and wash hand basin with pedestal.

## Garden

Low maintenance garden, patio area, outside lights, summer house/hobby room with power and side entrance.

## Parking

Three designated parking spaces.

## Agents Notes

Council Tax- D

EPC- D

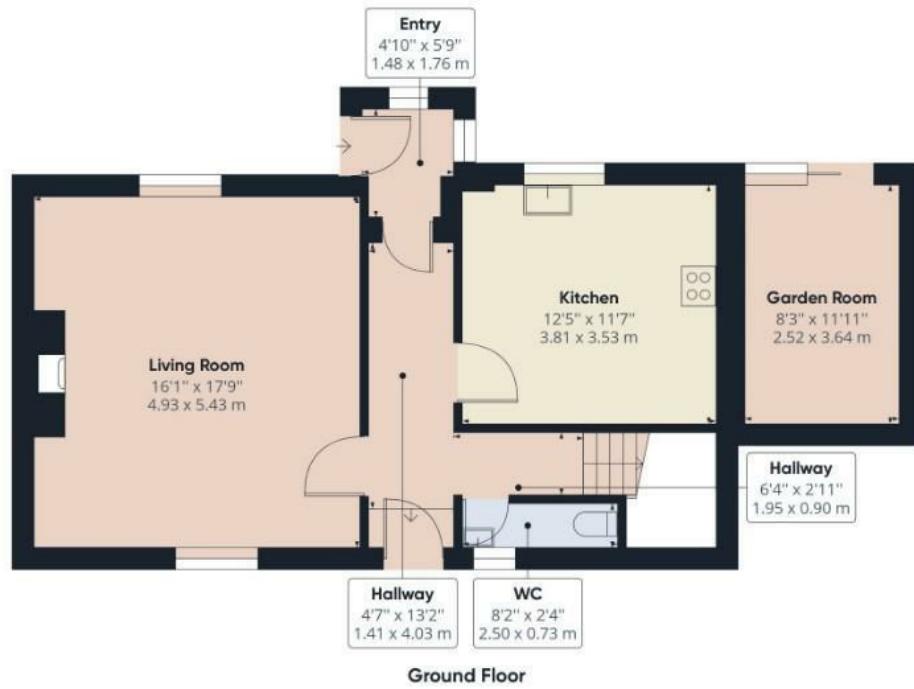
Freehold

## 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.



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

1478.60 ft<sup>2</sup>

137.37 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.

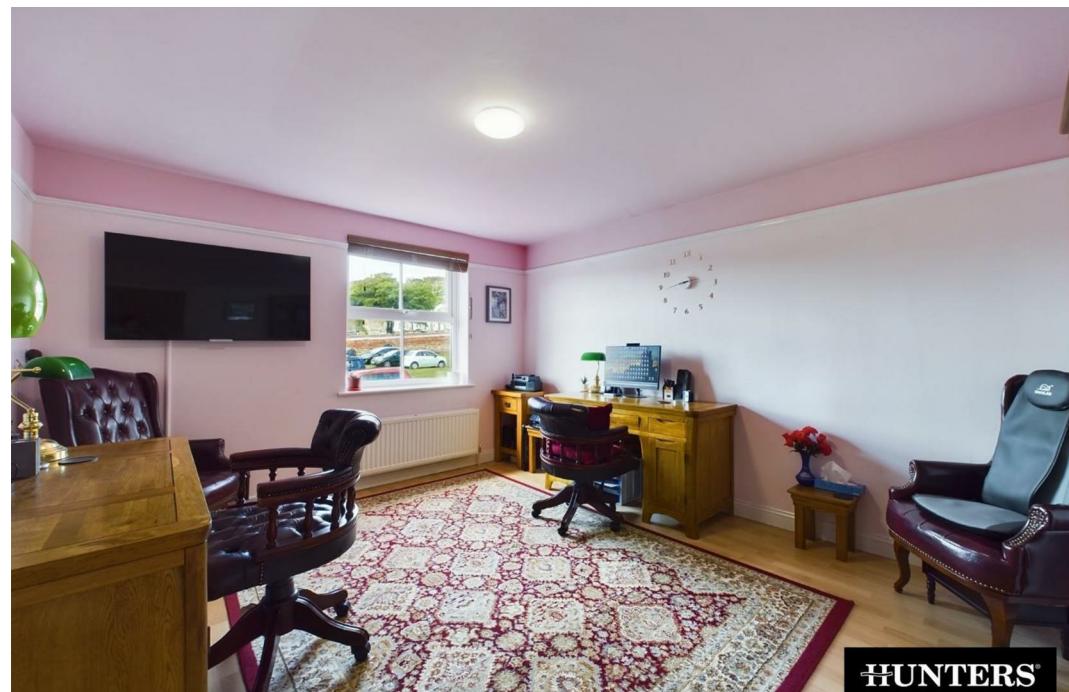
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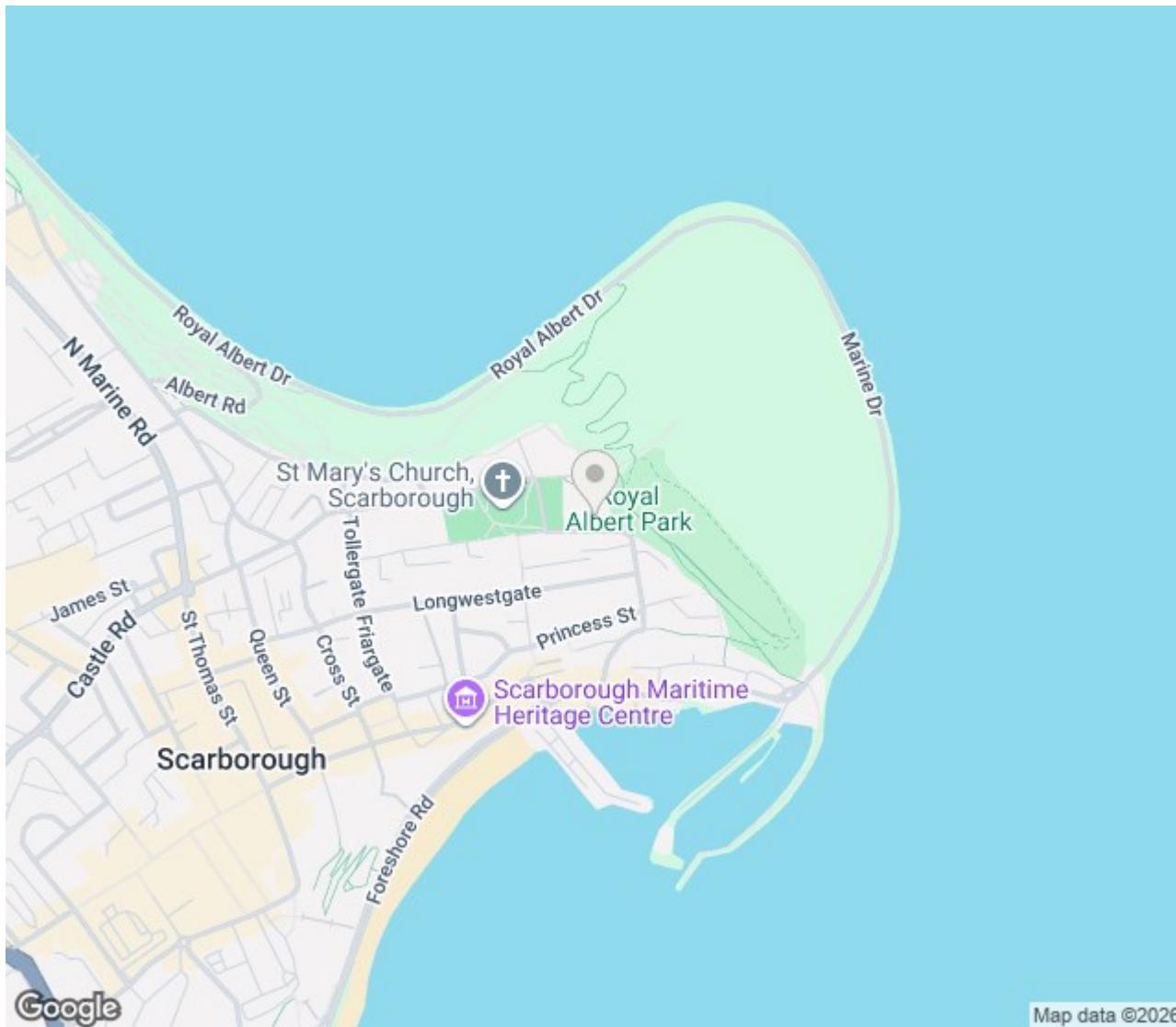


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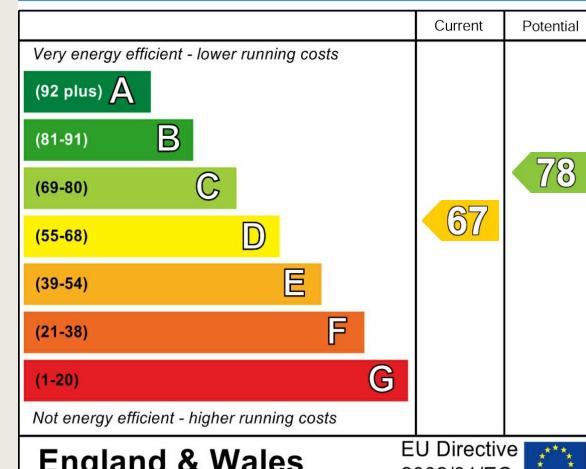
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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating



### 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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