



HUNTERS®
HERE TO GET *you* THERE

Holme Hill, Eastfield, Scarborough, YO11 3LF | Offers In The Region Of £170,000
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.

Entrance Hall
UPVC front door, laminated
laid wood style flooring,
stairs to first floor landing
and power points.

Lounge
11'10" x 13'6"
Radiator, feature fireplace,
TV point, telephone point,
power points and access to
conservatory.

Conservatory
8'11" x 9'3"
UPVC double glazed
windows to the side and rear
aspect and power points.

Dining Room
11'10" x 7'10"
UPVC double glazed window
to the front aspect, radiator
and power points.

Kitchen
11'8" x 12'7"
UPVC double glazed window
to the rear aspect, UPVC
double glazed door to the
rear aspect, lino flooring,
range of wall and base units
with roll top work surfaces,
tiled splash back, integrated
dishwasher, plumbing for
washing machine, range gas
cooker sink and drainer unit
and extractor hood.

First Floor Landing
UPVC double glazed window
to the front aspect, loft
access and power points.

Bedroom 1
11'10" x 11'8"
UPVC double glazed window
to the rear aspect, radiator,
laminated flooring, power
points and storage.

Bedroom 2
10'5" x 13'9"
UPVC double glazed window
to the rear aspect, laminated
flooring, radiator, storage and
power points.

Bedroom 3
8'3" x 8'11"
UPVC double glazed window
to the front aspect, laminated
flooring, radiator and power
points.

Bathroom
UPVC double glazed
windows to the side aspect,
heated towel rail, tiled floor,
tiled walls, 3-piece suite
comprising of: panel
enclosed bath with mixer
taps and shower attachment,
low flush WC and wash hand
basin with unit.

Garage
UP and over door and power
and lighting.

Garden
Mainly laid to lawn, decking,
patio area, outside tap,
garden store and access to
rear of garage.

Agents Notes
Council Tax- A
EPC- E
Freehold

Hunters are delighted to bring to the market this SPACIOUS SEMI DETACHED property located on the outskirts of Eastfield offering THREE BEDROOMS, LARGE KITCHEN, REAR GARDEN, CONSERVATORY AND OFF-STREET PARKING. This home benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING throughout creating the ideal FAMILY HOME.

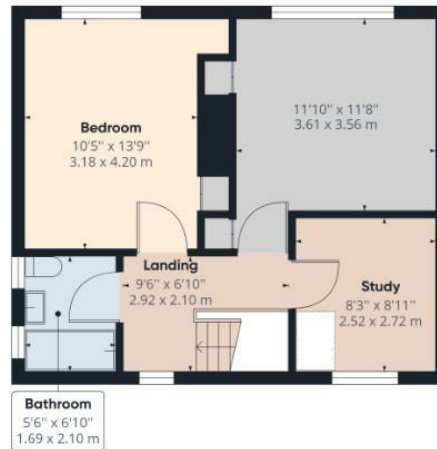
This wonderful property briefly comprises: entrance hall with stairs to the first floor landing, dining room, kitchen and lounge with doors leading to the conservatory. To the upper floors of the home you are presented with three bedrooms and family bathroom. The outside welcomes you with a spacious rear garden and off-road parking on the driveway.

Situated on the edge of Eastfield 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.

This home is not one to miss, call now to arrange a viewing!



Ground Floor



Floor 1



Approximate total area⁽¹⁾

957.77 ft²

88.98 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.

GIRAFFE 360

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.

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