



Scalby Road, Scarborough
YO13 0HN

£425,000



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Scalby Road, Scarborough

DESCRIPTION

Hunters are delighted to present The Hollies to the market. This outstanding semi-detached residence has been beautifully renovated throughout to create a stylish and spacious family home finished to an exceptional standard.

Offering generous accommodation the property seamlessly blends modern comforts with practical family living. The ground floor boasts two impressive reception rooms, providing flexible spaces for both relaxation and entertaining, alongside a contemporary kitchen designed as the heart of the home. A bright and airy sunroom enjoys views over the garden, while a ground floor bedroom, bathroom and laundry room add further versatility.

To the first floor are four well-proportioned bedrooms, including a particularly attractive principal bedroom, served by a modern en suite and a separate family bathroom, making this an ideal home for larger families or those seeking space to grow.

Externally, the property continues to impress with a driveway providing ample off-road parking and a beautifully maintained garden offering the perfect setting for outdoor dining, family gatherings or simply unwinding in the warmer months.

Situated within the highly sought-after village of Burniston, the property enjoys the best of both worlds; a peaceful village setting surrounded by stunning countryside and coastal walks, whilst remaining just a short drive from Scarborough and its wide range of amenities. Burniston itself benefits from a well-regarded primary school, local shops, a village pub and excellent access to the North Yorkshire coast.

A truly turnkey home, finished with care and attention to detail throughout, this is a rare opportunity to acquire a substantial family property in one of the area's most desirable villages. Early viewing is highly recommended.

Early viewing is highly recommended to appreciate the space, quality and lifestyle this outstanding home has to offer.







Ground Floor



Floor 1



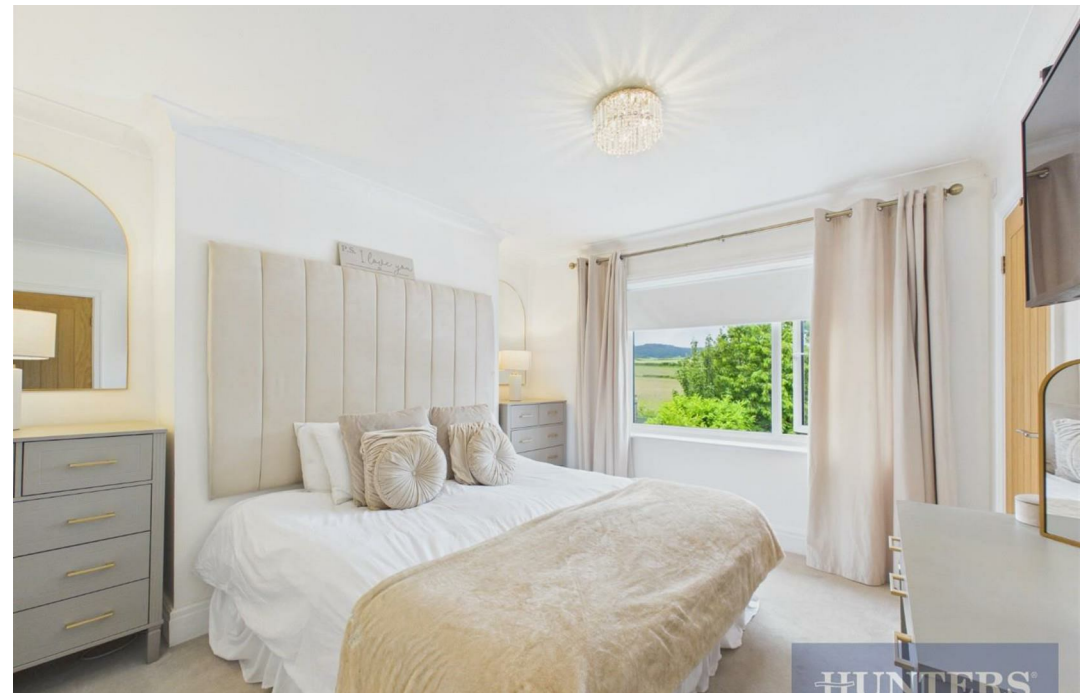
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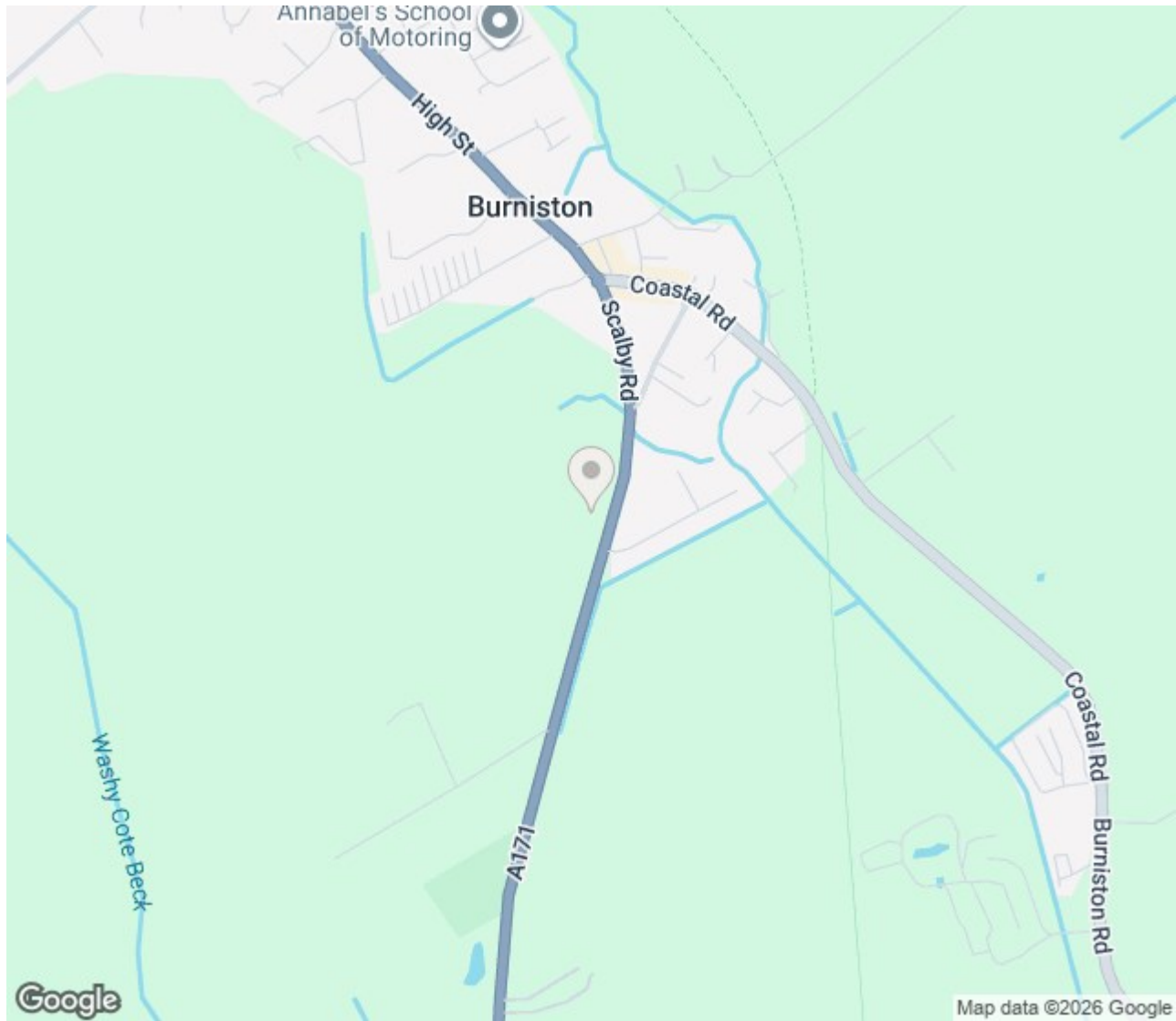
Approximate total area⁽¹⁾
1637 ft²
151.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

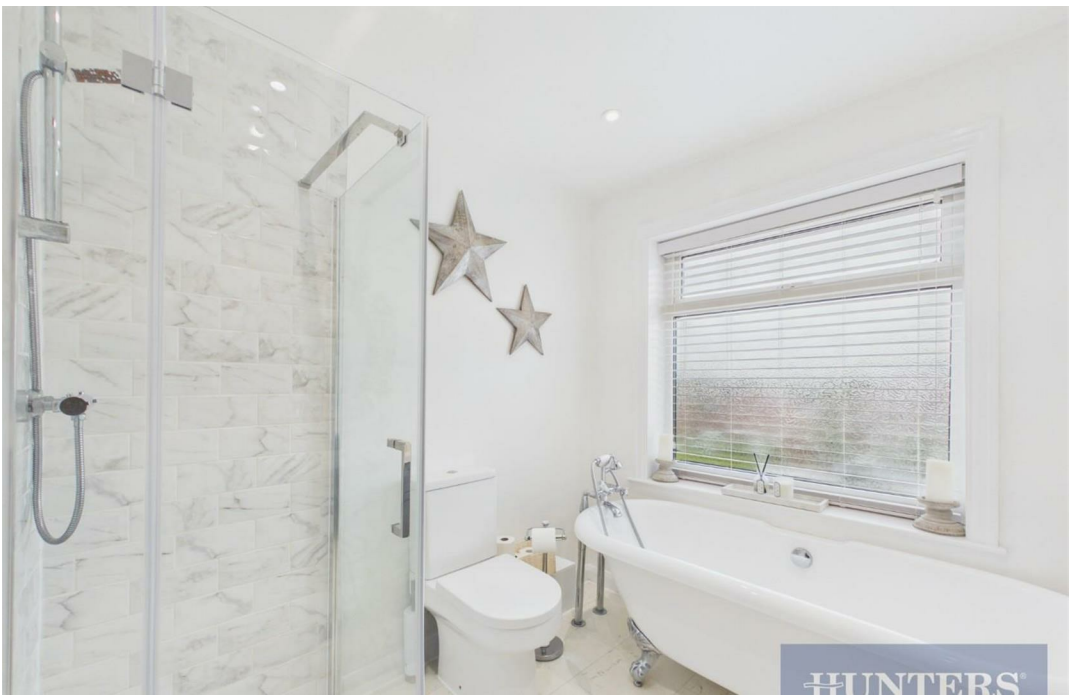
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.