







Throxenby Lane, Scarborough, YO12 5HN

- Three-bedroom semi-detached family home
- Extended ground floor accommodation
- Private driveway providing off-street parking
- Viewing highly recommended
- Sought-after Newby location on Throxenby Lane
- Spacious bay-fronted reception room
- Detached garage

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Asking Price £250,000

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DESCRIPTION

Hunters are delighted to bring to the market this spacious three-bedroom semi-detached family home, occupying an enviable corner plot within the highly sought-after Newby area of Scarborough. Benefitting from an extended ground floor layout, generous gardens, driveway parking and a detached garage, this property offers an excellent opportunity for growing families seeking versatile living accommodation in a popular residential setting.

The accommodation briefly comprises an entrance vestibule leading into the welcoming hallway, a spacious bay-fronted reception room, a comfortable living room and a fitted kitchen, creating a practical and flexible ground floor arrangement ideal for both everyday family life and entertaining. The extension provides additional downstairs bathroom and enhances the overall footprint of the property.

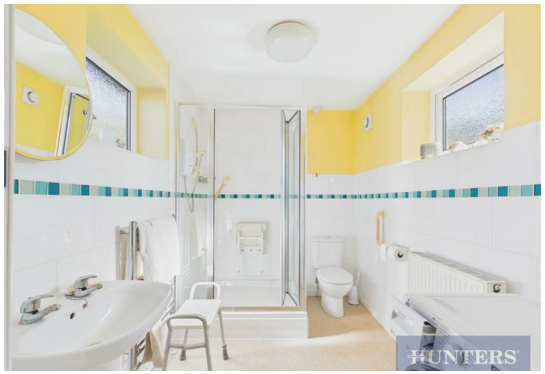
To the first floor are three well-proportioned bedrooms together with a family bathroom and separate WC, offering ample accommodation for families and those working from home.

Externally, the property occupies a generous corner plot with substantial gardens surrounding the home, providing plenty of outdoor space for children, pets and keen gardeners alike. A private driveway and detached garage further add to the appeal, offering excellent off-street parking and storage facilities.

Situated on the ever-popular Throxenby Lane, the property is ideally positioned within Newby, one of Scarborough's most desirable residential locations. The area is well served by a range of local shops, supermarkets, schools, cafés and transport links, whilst enjoying easy access to Scalby, the North York Moors National Park and Scarborough's North Bay, making it an excellent location for families and commuters alike.

Offering generous accommodation, a fantastic corner plot and a prime Newby location, this superb family home is not to be missed. Early viewing is highly recommended to fully appreciate all that this excellent property has to offer.










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Viewings

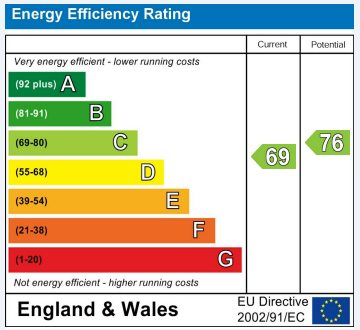
Please contact scarborough@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

The Property Ombudsman

33 Huntriss Row, Scarborough, YO11 2ED
Tel: 01723 336760 Email: scarborough@hunters.com https://www.hunters.com

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