



WILLOW GREEN

ESTATE AGENTS



**61 Hackness Road
Scarborough, YO12 5SD**

£297,000

Positioned on the desirable North side of Scarborough, in the ever-popular Hackness Road, Scalby, this well-presented three-bedroom semi-detached period property offers stylish and spacious accommodation, ideal for modern family living. Set within easy reach of local schools, amenities, and beautiful countryside walks, the home combines period charm with thoughtful contemporary updates.

A useful porch provides storage before stepping into the welcoming hallway, which leads into the bright and spacious lounge or through to the heart of the home, revealing an impressive kitchen/diner/family area. The kitchen boasts bespoke Stirling & Jones cabinetry and integrated appliances, while the dining area is flooded with natural light from French doors opening onto the south-facing rear garden, a perfect space for family life and entertaining.

The ground floor also benefits from a versatile office/playroom, a utility room (plumbed for washing machine, tumble dryer, and fridge freezer), and a downstairs WC.

Upstairs, the first-floor landing leads to three bedrooms - all tastefully decorated - and a well-appointed family bathroom. The home features double glazing and gas central heating throughout for year-round comfort.

Externally, the property offers off-road parking via a side driveway, a low-maintenance front garden, and a south-facing enclosed rear garden with a patio and charming summer house, ideal for relaxing or entertaining outdoors.

A fantastic opportunity to own a beautiful family home in one of Scarborough's most sought-after residential areas.

PORCH

UPVC double glazing side and front aspect, UPVC double glazed door front aspect, storage cupboard for shoes and coats, tiled flooring.

ENTRANCE HALL

Window side aspect, stairs to the first floor landing, storage drawers, radiator, power points, picture rail.

LOUNGE

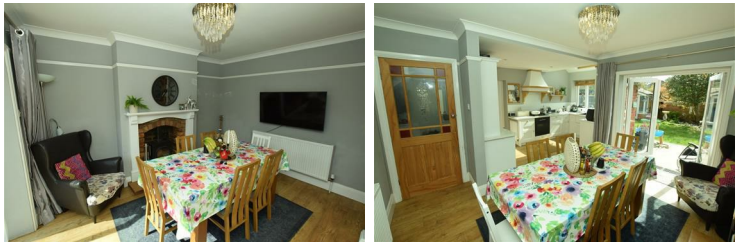
15'8" x 11'5" (4.80m x 3.50m)



UPVC double glazed window to the front aspect, feature fire place in brick surround, window seat, radiator, power points and picture rail.

KITCHEN/DINER

17'4" x 13'9" (5.3m x 4.20m)



Dining Area

French doors to the rear aspect looking out onto the garden, feature fire place.

KITCHEN AREA



Kitchen Area

UPVC double glazed window to the rear aspect, velux, bespoke STIRLING & JONES farm house style kitchen comprising of wall and base units with oak butcher block work surface, integrated dishwasher, integrated four ring gas hob and electric oven, extractor hood, Belfast sink.

OFFICE/PLAYROOM

22'3" x 5'6" (6.80m x 1.70m)



Two Velux, French doors opening into the garden, radiator and power points.

CLOAKROOM / WC

Low flush WC and freestanding wash hand basin

UTILITY/STORAGE

14'5" x 5'6" (4.40m x 1.70m)

Door to the driveway, Velux, plumbing for washing machine, space for tumble dryer, space for fridge freezer, light and power points.

FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, picture rail, loft access, (part boarded) could be made into a bedroom with the necessary planning permissions.

BEDROOM ONE

13'1" x 10'9" (4.00m x 3.30m)



UPVC double glazed window to the front aspect, radiator, power points and picture rail.

BEDROOM TWO

13'1" x 11'9" (4.00m x 3.60m)



UPVC double glazed window to the rear aspect, radiator, power points and picture rail.

BEDROOM THREE

9'2" x 6'6" (2.80m x 2.0m)



UPVC double glazed window to the front aspect, radiator, power points and picture rail.

FAMILY BATHROOM

7'3" x 7'0" (2.21m x 2.15m)



Two UPVC double glazed windows to the rear aspect, traditional white bathroom suite comprising of low flush WC, wash hand basin, bath with Victorian style mixer taps, electric shower over.

FRONT GARDEN

Gated low maintenance front garden, laid to lawn with mature shrub borders, block paved driveway.

REAR GARDEN

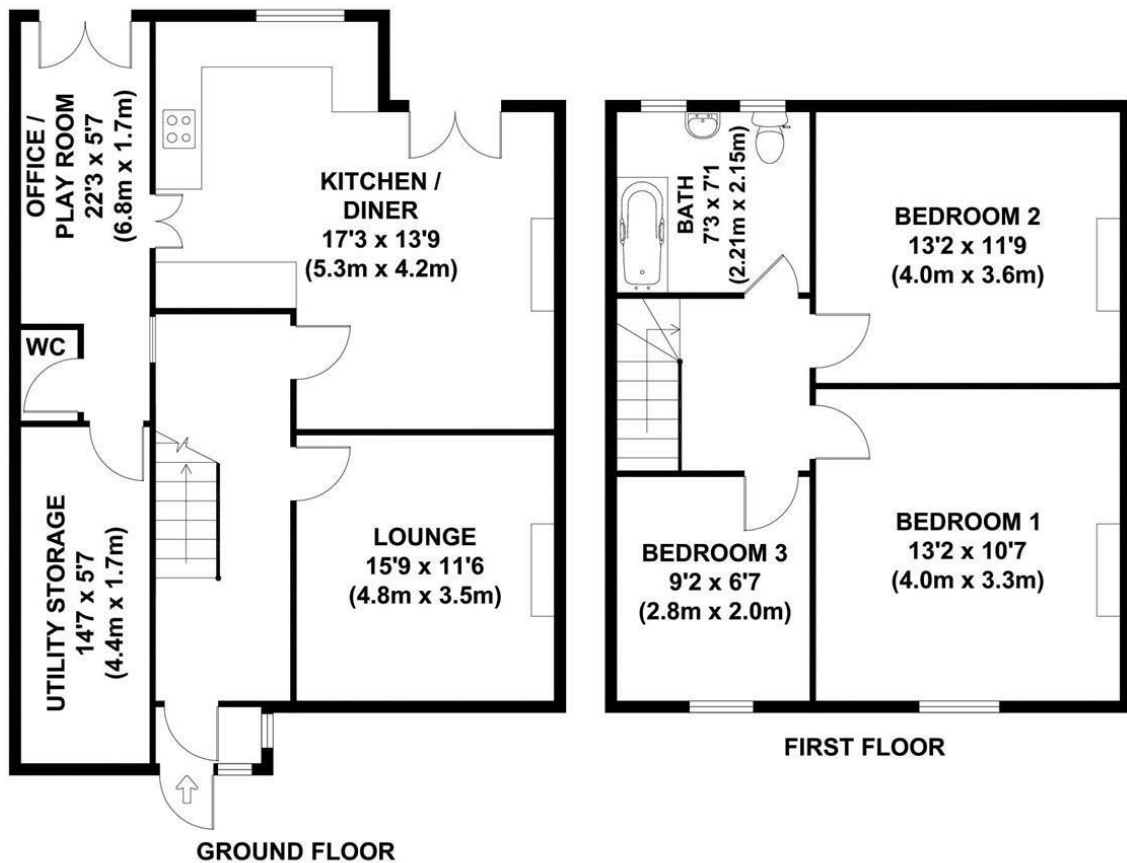


SOUTH FACING enclosed rear garden mainly laid to lawn with decking areas. Summer house.

EPC BAND BAND C

COUNCIL TAX BAND C

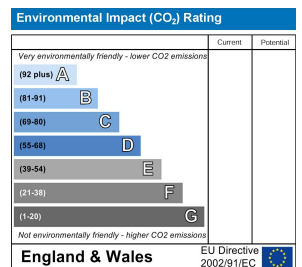
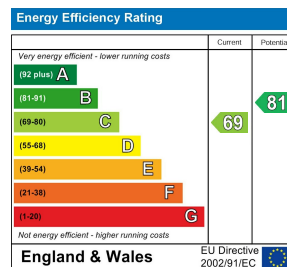




61 HACKNESS DRIVE SCARBOROUGH

APPROX. GROSS INTERNAL FLOOR AREA 1232 SQ FT / 115 SQ M

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE



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