



8 Hungate, Brompton-By-Sawdon, Scarborough, YO13 9DW

Guide Price £360,000

- *Attractive three-bedroom cottage*
- *Summer House*
- *Granite work surfaces*
- *Well-presented accommodation*
- *Outbuilding*
- *Log Burners*
- *Generous rear garden*
- *Move in Ready*
- *Quiet Village Location*

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8 Hungate is a charming three-bedroom cottage set within the heart of the rural village of Brompton-by-Sawdon, an area noted for its thriving community, renowned village butchers and convenient access to Scarborough, Pickering and the A64. The property has been maintained to a high standard throughout and combines period character with modern finishes, including granite worktops and quality joinery, making it ready for immediate occupation without the requirement for further works.



Council Tax Band: D



On the ground floor, the accommodation comprises a well-proportioned lounge which forms the principal reception space of the dwelling. A further reception room lies adjacent, providing flexibility for use as a formal dining room, family room or study, according to individual requirements. The kitchen is arranged to the rear of the cottage and is fitted with a comprehensive range of base and wall units together with polished granite work surfaces. There is ample space for informal dining, creating a practical and attractive working area at the heart of the home, suitable for day-to-day living and entertaining alike.

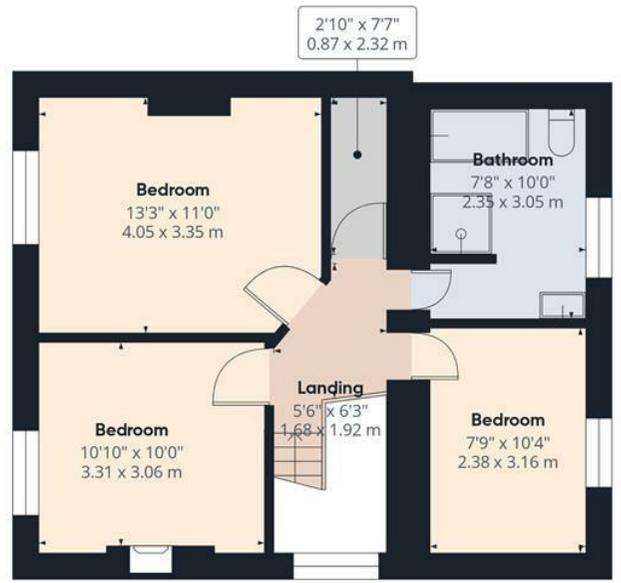
At first floor level the property provides three bedrooms, each of good proportions and finished to a consistent standard with the remainder of the accommodation. These are served by a house bathroom equipped with contemporary sanitary ware, offering both bath and separate shower facilities to meet the needs of family occupation.

Externally the cottage benefits from a generous garden extending to the rear, containing established planting, mature fruit trees and a well-maintained lawn. A timber summer house adds useful amenity, while an outbuilding provides storage or potential hobby space. On-street parking is available immediately to the front. The combination of village setting, quality finish and adaptable accommodation makes 8 Hungate an attractive proposition within this well-regarded rural location, offering convenient access to Scarborough, Pickering, and the surrounding countryside.





Floor 0



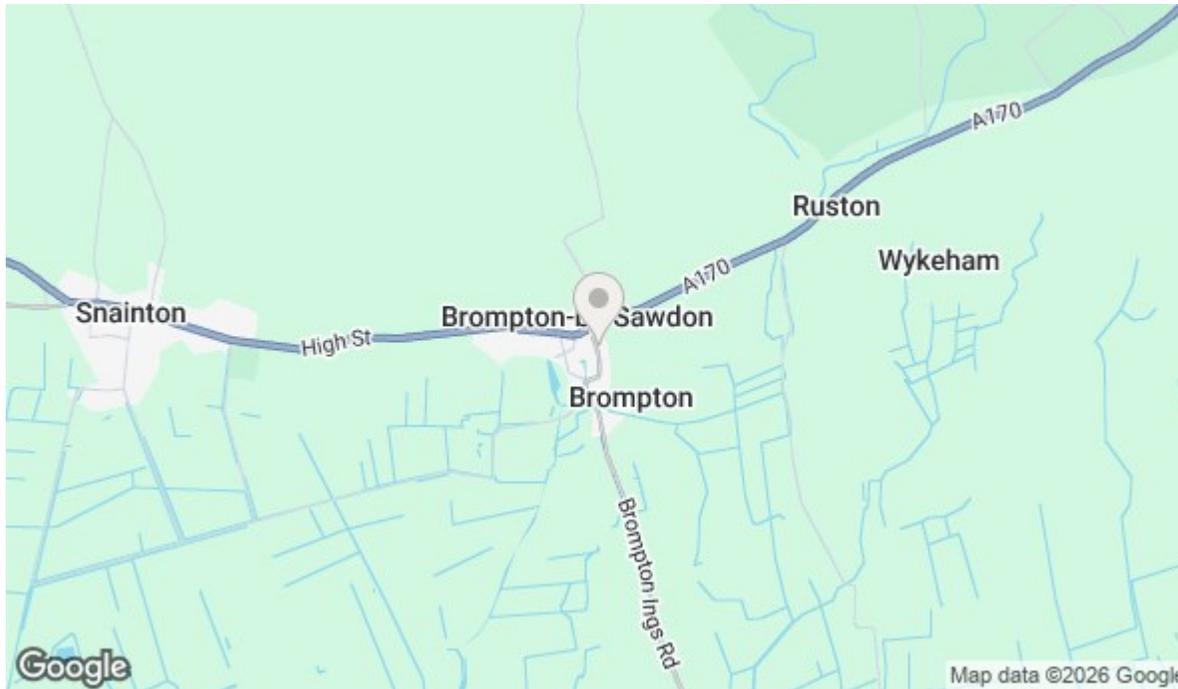
Floor 1

Approximate total area⁽¹⁾
976 ft²
90.6 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 5px;">91</div>
(81-91) B		
(69-80) C		
(55-68) D	<div style="border: 2px solid yellow; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 5px;">67</div>	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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