




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		




£250,000
 77 HOVINGHAM DRIVE, SCARBOROUGH, YO12 5XT

- Detached House
- Three Bedrooms
- Exceptional Presentation
- Garage And Gardens

PROPERTIES PRESENTED TO THIS STANDARD RARELY APPEAR ON THE OPEN MARKET, THIS BEAUTIFUL DETACHED HOME IS CREDIT TO ITS OWNER BEING UPGRADED AND STYLED THROUGHOUT. LOVELY OPEN PLAN DUAL ASPECT KITCHEN DINER, LOW MAINTENANCE SUN TRAP REAR GARDEN, DRIVEWAY AND GARAGE.



TIPPLE UNDERWOOD ESTATE AGENTS
 3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

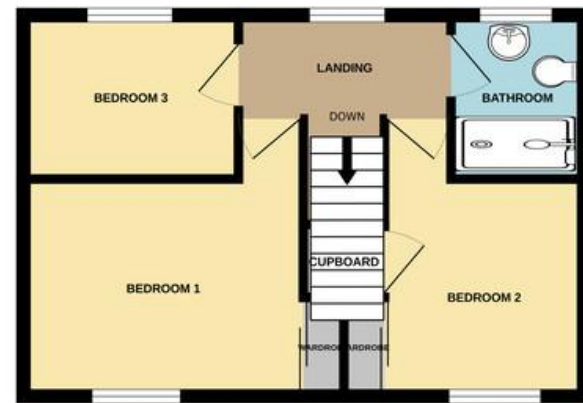
CONTACT
www.tippleunderwood.co.uk
 01723 350299
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Property Description

This fantastic property when briefly described comprises, entrance hall, downstairs w/c, dual aspect living room and modern open plan kitchen diner. To the first floor are three well-presented bedrooms with fitted furniture, and a modern shower room. The enclosed rear garden is kept to low maintenance with paved patio areas and faux grass. Driveway to the front of the property leads to the garage.



GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM
15' 2" x 11' 3" (4.62m x 3.43m)

KITCHEN/DINER
15' 7" x 11' 4" (4.75m x 3.45m)

REAR HALL

FIRST FLOOR

BEDROOM
11' 5" x 11' 2" (3.48m x 3.4m)

BEDROOM
11' 2" x 8' 3" (3.4m x 2.51m)

BEDROOM
8' 8" x 6' 7" (2.64m x 2.01m)

SHOWER ROOM
6' 7" x 5' 4" (2.01m x 1.63m)

OUTSIDE

GARDENS

GARAGE