



## 28 Osgodby Hall Road

Scarborough, Scarborough, YO11 3PX

£210,000



3 Bedroom Semi-Detached Property in Osgodby. Situated in a cul-de-sac in this popular village, in our opinion the property offers generous accommodation and a peaceful location. When briefly described the property comprises kitchen/diner, lounge, conservatory, 3 bedrooms including a generous double bedroom upstairs, wet room and hard landscaped rear garden.

With essential amenities, such as shops, schools, and healthcare facilities just a short drive away, you'll find everything you need for daily life within easy reach. The property is conveniently located with excellent transport links. The A165 and A64 are easily accessible, providing a straightforward route to both Scarborough and Filey. Cayton Bay is just a short distance, offering a beautiful destination for beachcombing, picnics or coastal walks.

Don't miss your opportunity to secure your very own coastal oasis in Osgodby, Scarborough. Contact our estate agency today to arrange a viewing of this property and experience the coastal lifestyle you've always dreamed of.



### Entrance

UPVC door leading to entrance hallway a door leads to the lounge, the hallway opens into the kitchen and through to the dining room.

### Lounge

Front facing UPVC window. Feature panelled ceiling with inset spots, radiator, fire with wood surround. Stairs leading to the first floor bedroom and door leading to interior hallway.

### Kitchen/Diner

With a range of wall, base and drawer units, co-ordinating worktop, tiled splashback and stainless steel sink. Spaces for washing machine, fridge and gas cooker. UPVC window overlooking the side of the property. The kitchen flows into a dining area with radiator and UPVC window overlooking the side of the property. Door leading into the interior hallway.

### Hallway

With access to all rooms. Storage cupboard.

### Bedroom 1

Double bedroom currently used as a second lounge. Overhead light, coving and radiator. UPVC double doors leading into the conservatory.

### Conservatory

With double doors leading into the rear garden.

### Bedroom 2

Rear facing overlooking the rear garden with a UPVC window, overhead light and radiator.

### Bathroom

Wet room with electric shower, part tiled walls, ladder radiator and frosted UPVC window overlooking the side of the property .

### Bedroom 3

Stairs from lounge to double bedroom with UPVC window overlooking the side of the property. Overhead light, radiator and eaves storage.

### Outside

To the front of the property is a lawned garden, a shared driveway to the side leading to a garage.

Gated access to the rear garden, which is hard landscaped with mature borders and decorative pergola.

### What Three Words Location

statement.ambition.encodes

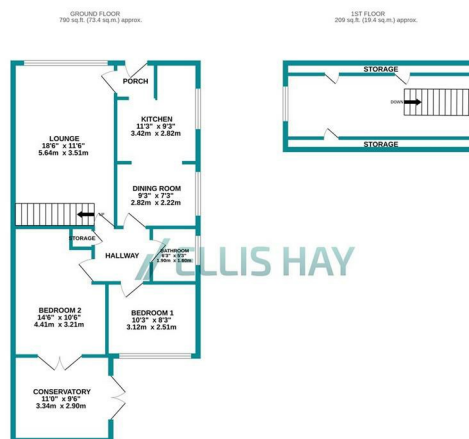
### Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 83        |
| (69-80) C                                   |  | 60                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

### Council Tax Band: C

### Tenure: Freehold



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