



119 Osgodby Lane

Osgodby, Scarborough, YO11 3QP

Price Guide £230,000



We are pleased to offer to the market this two bedroom Detached House which is situated in the popular village of Osgodby to the South side of Scarborough. This well presented property will appeal to a variety of buyers and in our opinion the modern kitchen and bathroom make it particularly attractive. Downstairs comprises a lounge, generous dining kitchen and a conservatory. Upstairs there are two bedrooms and a modern bathroom/shower room. With gas central heating, UPVC double glazing, driveway to a garage and gardens to the front and rear. We highly recommend an early viewing of this property and urge you to call our friendly sales team on 01723 350077.



Entrance

UPVC door at the side of the property leading into the hallway area.

Lounge 19'8" x 10'7" (6.01 x 3.24)

With a UPVC double glazed window overlooking the front, wall lights, T.V point, radiator and window blinds

Kitchen/Dining Room 19'8" x 15'1" (6.01 x 4.62)

With a range of wall, base and drawer units with co-ordinating worktop, stainless steel sink, mixer tap and tiled splashback. Integrated gas hob, electric oven, stainless steel extractor hood. Plumbing for automatic washing machine and space for fridge/freezer and tumble dryer. UPVC double glazed windows, window blinds and a UPVC double glazed door to the conservatory. Radiator in dining area and understairs cupboard.

Conservatory 11'8" x 7'4" (3.56 x 2.26)

UPVC double glazed windows, window blinds and a door giving access to the rear garden

Bedroom 1 10'8" x 9'10" (3.26 x 3.00)

With fitted mirror fronted sliding door wardrobes, T.V point, telephone point, radiator and UPVC double glazed window overlooking the front. Eaves access.

Bedroom 2 10'2" x 9'10" (3.10 x 3.00)

With a radiator, airing cupboard, loft access and a UPVC double glazed window with views to the coast. Cupboard housing gas boiler.

Bathroom 6'3" x 5'6" (1.92 x 1.7)

Modern bathroom suite with walk in shower enclosure, wc and handbasin. Frosted window overlooking the side of the property.

Outside

There are gardens to the front and rear, driveway to a detached garage

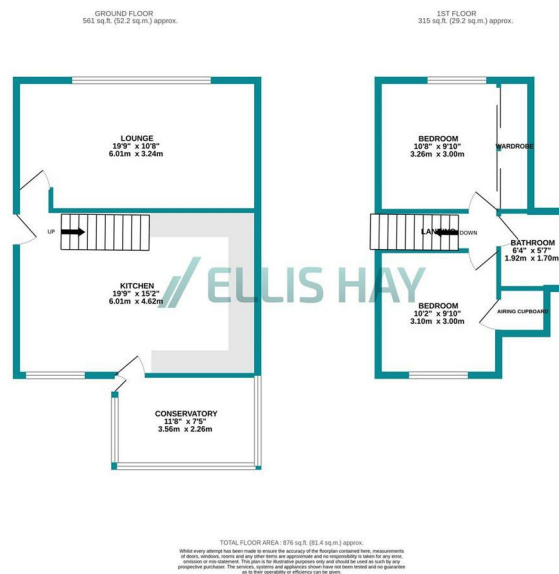
Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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: D

Tenure: Freehold



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