



2 Osprey Garth

Scarborough, YO12 4TT

Guide Price £185,000



Ellis Hay are delighted to bring to the market this two-bedroom Semi Detached house located in Crossgates, Scarborough. With two well proportioned bedrooms, this property is ideal for those seeking an investment opportunity or ideal for families looking to locate to this popular area.

When briefly described the property offers a spacious Lounge, Kitchen, two Double Bedrooms, a Bathroom and a lawned area to the front and back. The property benefits from its own private driveway and its close proximity to the A64 and local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The nearby coastal town of Scarborough offers a wealth of attractions, from vibrant entertainment, to beautiful beaches and walks, ensuring there is always something to do.

We think this Semi-Detached home presents a wonderful opportunity for those looking to settle in a friendly atmosphere while still being close to the bustling life of Scarborough.

A property not to be missed, please call our friendly sales team on 01723 350077 to arrange a viewing.



Entrance Hall

Access leading to

Lounge 19'8" x 11'10" (6.00 x 3.62)

Front facing UPVC window, overhead lighting, radiator, carpeted throughout with electric fire.

Kitchen 11'10" x 7'8" (3.62 x 2.34)

Rear facing UPVC window, laminated flooring throughout, part tiled, with a range of base, drawer and wall units. Plumbing for washing machine, space for a free standing fridge freezer, gas cooker with extractor above.

Bedroom 1 11'10" x 11'2" (3.62 x 3.42)

Rear facing UPVC window, overhead lighting, radiator, built in storage and carpeted throughout.

Bedroom 2 11'10" x 9'6" (3.62 x 2.92)

Front facing UPVC window, overhead lighting, radiator, built in storage and carpeted throughout.

Bathroom 6'6" x 5'8" (2.00 x 1.74)

Side facing frosted UPVC window, laminated flooring throughout with overhead lighting and radiator. Part tiled, includes shower over bath, WC and sink.

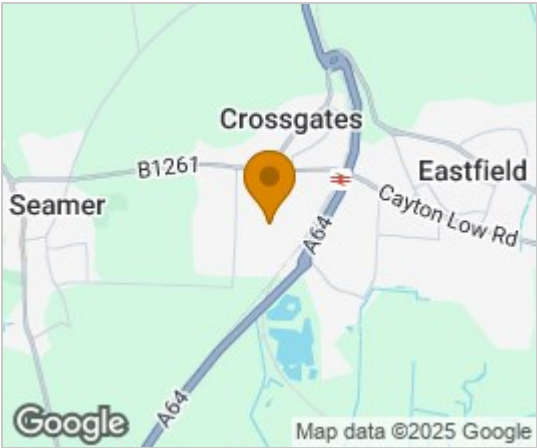
Outside

To the front of the property a private driveway leading to the front door with lawned area.
At the rear of the property is a paved patio, lawned garden and garage access.

Direction

What 3 Words
Ladders.baroness.plugs

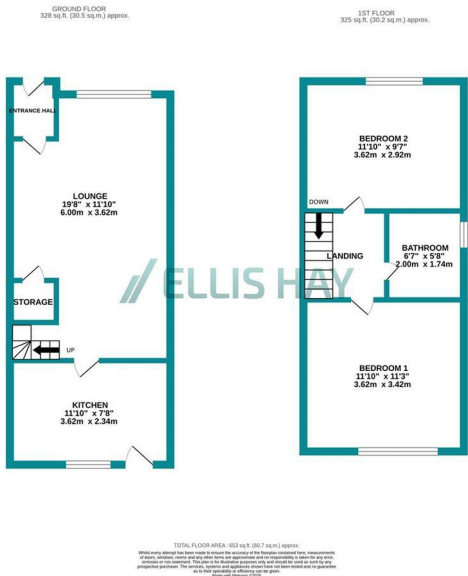
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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: B

Tenure: Freehold



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