



**Coverdale Drive, Scarborough**  
YO12 5TP

**Offers In Excess Of**  
**£300,000**



# Coverdale Drive, Scarborough

## DESCRIPTION

Hunters Exclusive are proud to bring to the market this DETACHED BUNGALOW situated on a generous sized CORNER PLOT and brought to the market with NO ONWARD CHAIN. This breathtaking accommodation offers TWO DOUBLE BEDROOMS, SPACIOUS INTERIOR and LARGE WRAP AROUND GARDEN and benefitting from UPVC DOUBLE GLAZING, AMPLE OFF ROAD PARKING and GARAGE creating the ideal home for a range of buyers looking for a peaceful setting of a quiet cul-de-sac in a sought after location.

This bright and airy abode briefly comprises of: entrance hall leading to large bay fronted living room with feature fireplace, generous sized fitted kitchen with space for dining, feature sunroom overlooking the rear garden, two double bedrooms and family bathroom with four piece suite. The outside of the property greets you with patio area, lawned gardens to the rear, side and front aspects, off road parking to the front and off road parking and garage to the rear accessed via double privacy gates.

This lovely home is situated in a popular modern estate just off Hovingham Drive and is well placed for local amenities including nearby shops, a choice of junior and secondary schools and Scarborough Sixth Form College, leisure facilities, Scarborough Hospital and has excellent access to local transport links.

This is not one to miss, call now to arrange a viewing!



# ROOMS

## Living Room

UPVC double glazed bay window to the front aspect, feature fireplace, radiator, TV point and power points.

## Kitchen

UPVC double glazed windows to the side and rear aspects, range of wall and base units with roll top work surfaces, sink and drainer unit, tiled splash back, electric hob, electric oven, extractor hood, space for dining, plumbing for washing machine, radiator and power points.

## Sunroom

UPVC double glazed windows to the side and rear aspects, UPVC double glazed doors to the rear aspect, two radiators, TV point and power points.

## Bedroom

UPVC double glazed window to the front aspect, radiator, TV point, built in storage unit and power points.

## Bedroom

UPVC double glazed window to the rear aspect, radiator, TV point, built in storage unit and power points.

## Bathroom

UPVC double glazed opaque window to the rear aspect, fully tiled walls, tiled flooring, extractor fan, towel rail, radiator and four piece suite comprising of: fully tiled shower cubical, panel enclosed bath with mixer taps, low flush WC and wash hand basin with vanity unit.

## Front Garden

Laid to lawn with plant and shrub borders.

## Rear/Side Garden

Mainly laid to lawn with plant and shrub borders, patio area, greenhouse and shed.

## Parking

Ample off road parking to the front, double gates leading to off road parking to the rear and garage.

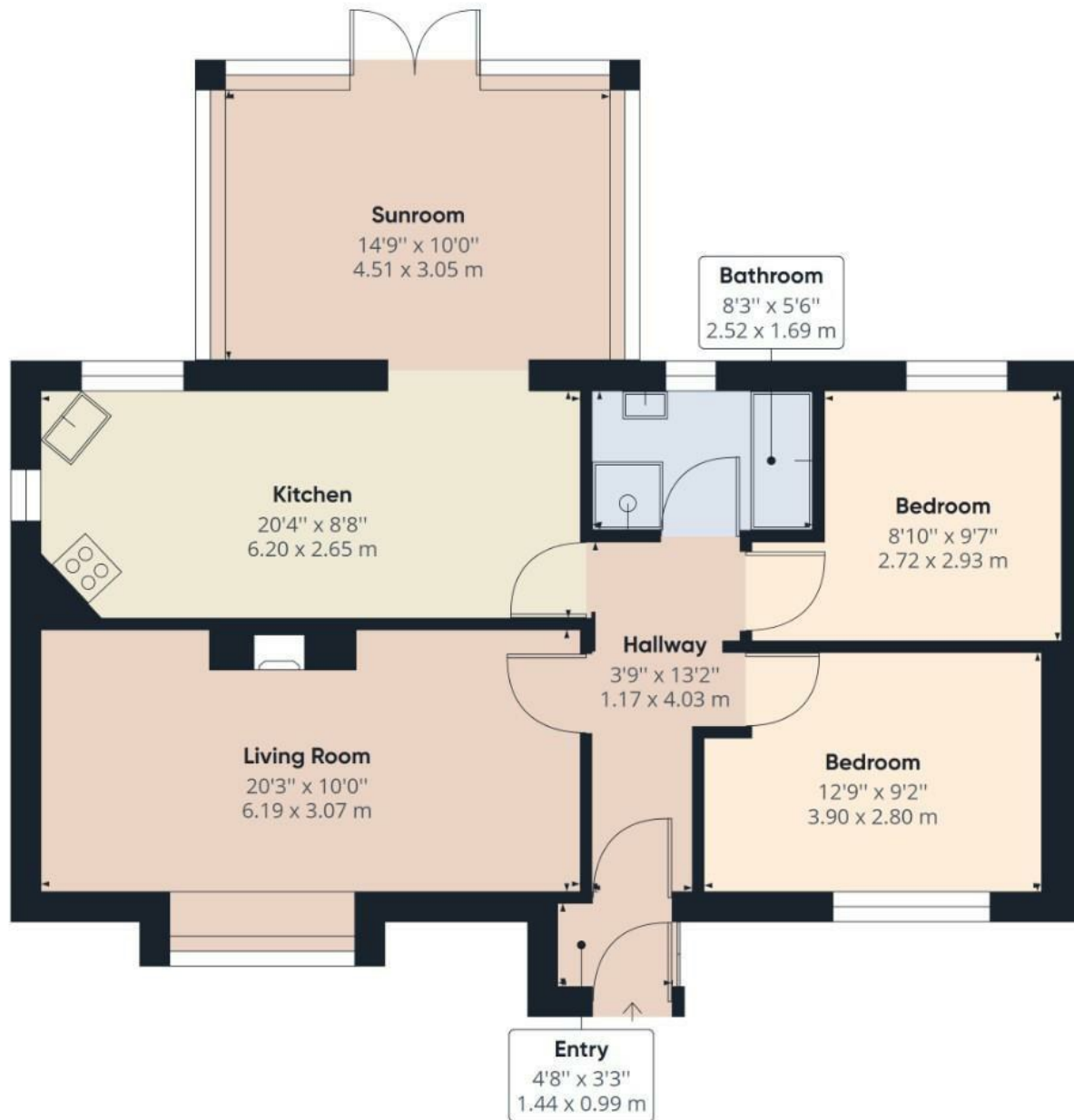
## Agents Notes

Council Tax- C

EPC- C

Freehold





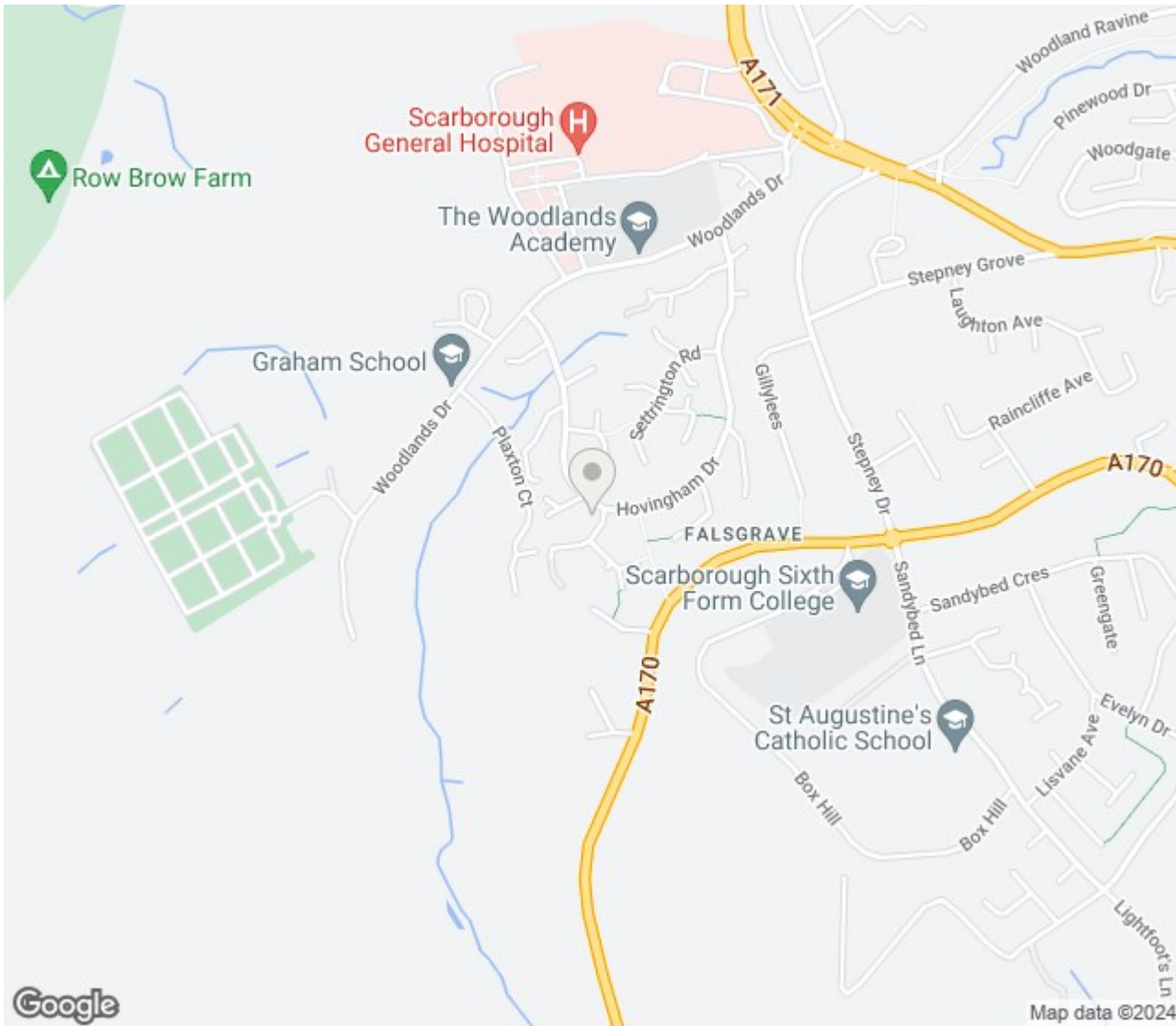
**Approximate total area<sup>(1)</sup>**  
905.54 ft<sup>2</sup>  
84.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**



