



# WILLOW GREEN

## ESTATE AGENTS



**4 Southgate  
Scarborough, YO12 4NB**

**Guide price £210,000**

WO BEDROOM SEMI DETACHED BUNGALOW, a lovely Family Home which will suit all ages. Situated at popular Crossgates, close to Shops, Major Supermarket, Seamer Railway Station and Public Transport there is also excellent access to the A64, it comes to the market with NO ONWARD CHAIN.

The Bungalow occupies a good sized corner plot. Entering the Bungalow there is a Lounge leading off the Entrance Hall, a really good sized Kitchen which has modern Units including Integrated Eye Level Oven, Induction Hob, Extractor and Integrated Fridge Freezer. Both the Two Bedrooms are Doubles, one with Fitted Wardrobes while the Family Bathroom is also well presented and has a contemporary three piece suite which includes a Bath with Shower over. Central Heating is fitted together with Double Glazing. Loft Access is from the Landing and would, subject to any required permissions, give scope for further accommodation.

Externally the Garage is brick built and has a Driveway for Off Road Parking. The Gardens to both the Front and Rear are particularly attractive with Lawns and Mature Bushes, the Rear Garden giving a real sense of privacy.



### ENTRANCE HALL

Door to the front aspect, storage cupboard housing the fuse box, radiator, power points, Loft access with drop down ladder, UPVC double glazed window to the side, Loft part boarded with light.

### LOUNGE

18'0" x 12'5" (5.50m x 3.80m)



UPVC double glazed window to the front aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points.

### KITCHEN

12'5" x 9'10" (3.80m x 3.00m)



UPVC double glazed window to the front aspect, stable door to the side, range of shaker style wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with four ring induction hob, extractor hood, integrated fridge freezer, space for washing machine, space for slimline dishwasher, cupboard housing the gas combi boiler, radiator and power points.

### BEDROOM ONE

13'9" x 10'9" (4.20m x 3.30m)



UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and power points.

### BEDROOM TWO

11'1" x 10'9" (3.40m x 3.30m)



UPVC double glazed window to the rear aspect, radiator and power points.

### BATHROOM



UPVC double glazed window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, panel enclosed bath with shower over, radiator.

**GARAGE**  
22'0" x 8'7" (6.71m x 2.64m )



Brick built with up and over door, power points and light, driveway with off street parking.

**GARDENS**

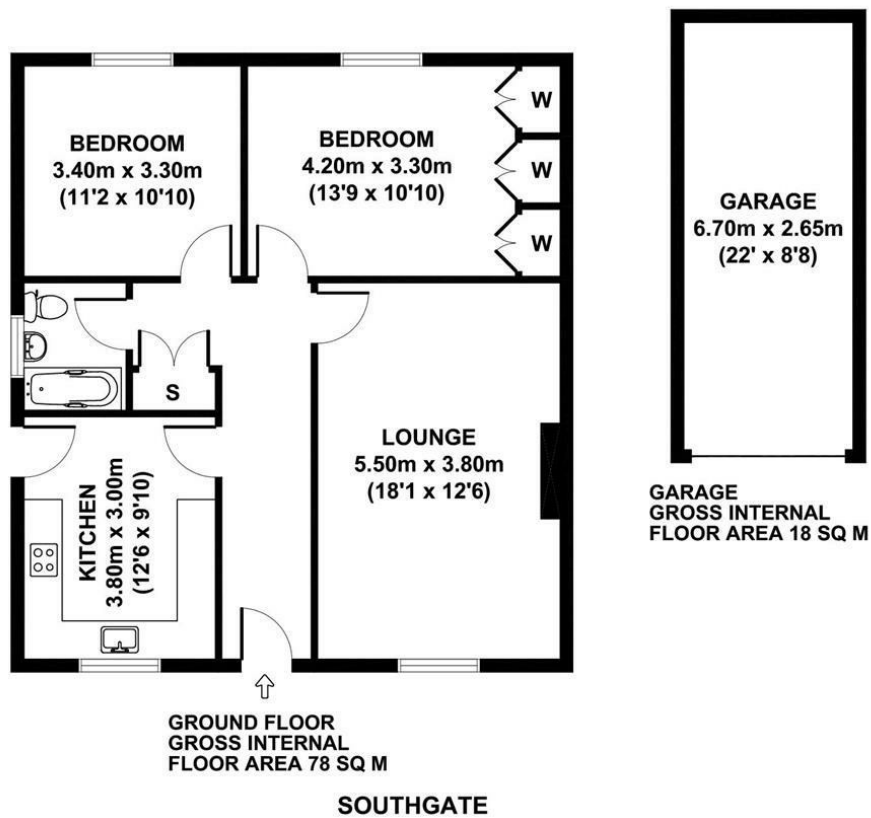


Mature corner plot garden with front and rear gated access, laid to lawns with mature bush and hedged borders, brick outside store.

**COUNCIL TAX BAND C**

**EPC BAND D**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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