

Hackness Gardens, Newby, Scarborough
Guide Price £280,000



WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW~~FROM 2016 WORK DONE INCLUDES-REWIRE-NEW DOUBLE GLAZING~~NEW KITCHEN~~NEW BATHROOM~~NEW BOILER~~DUAL ASPECT LOUNGE DINER~~LEVEL GARDENS~~GARAGE OFF ROAD PARKING~~DESIRABLE LOCATION NEWBY.

Porch

UPVC double glazed window and UPVC double glazed door to the front aspect, door leading to the Entrance Hall.

Entrance Hall

Door to the front aspect, airing cupboard with twin coil cylinder suitable for solar panel use if required, storage cupboard, loft access with drop down ladder, radiator and power points.

Lounge 6.00m x 3.80m - 19'8" x 12'6"

UPVC double glazed window to the front aspect, UPVC double glazed French Doors to the rear aspect, giving access to the rear garden, TV point, feature fireplace with electric effect log fire, radiator and power points.

Kitchen 4.50m x 2.40m - 14'9" x 7'10"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the rear leading to the rear porch, Range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric Bosch Pyrolytic oven, Bosch four ring induction hob with Bosch extractor hood, space for washing machine, space for tumble dryer, space for dishwasher, cupboard housing the Vokera boiler, radiator and power points.

Bedroom One 3.65m x 3.40m - 12'0" x 11'2"

UPVC double glazed windows to the front and side aspects, radiator and power points.

Bedroom Two 3.60m x 3.55m - 11'10" x 11'8"

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

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Bathroom

Two UPVC double glazed windows to the rear aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin, P shaped bath with shower over, extractor fan and radiator.

Rear Porch

UPVC double glazed windows to the rear and side aspects, UPVC double glazed door to the side giving access to the rear garden.

Garage 5.60m x 3.00m - 18'4" x 9'10"

Brick built with up and over door to the front, window to the side, power points and light.

Rear Garden

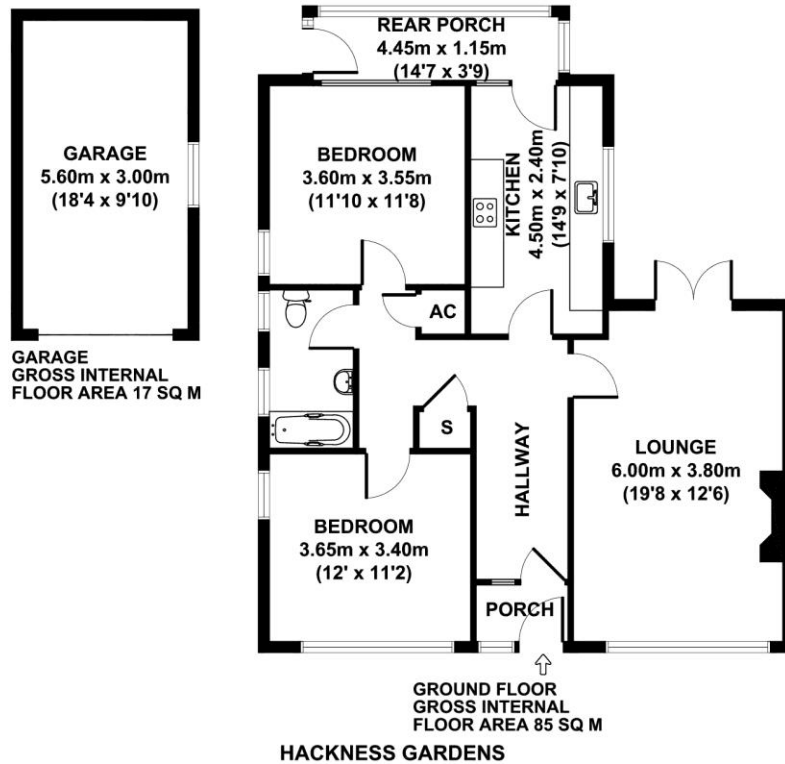
Side gated rear garden with good sized lawn and decking area. Brick built coal house.

Front Garden

Front garden mainly laid to gavel with lawn area, driveway to the side leading to the detached garage with ample off street parking for numerous vehicles.

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APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1098 SQ FT

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

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