



22 Byward Drive, Scarborough YO12 4JF  
Offers In The Region Of £210,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Well presented Semi Detached Bungalow set on a corner plot
- Generous Lounge and Dining kitchen with separate utility
- Three bedrooms and Shower Room
- Gardens front and rear
- Off St parking and Garage
- Offered with Vacant possession, Viewing Recommended

+++ CPH are pleased to offer to the market this Well presented and spacious Semi Detached Bungalow SET ON A CORNER PLOT, with THREE bedrooms, Modern SHOWER ROOM, GARAGE and GARDENS and offered with Vacant possession +++

The property itself briefly comprises of an Entrance porch and Entrance Hall, generous Dining kitchen along with a separate Utility room, Spacious Lounge with large windows and French Doors leading out to the garden, Bedroom with fitted wardrobes, two further bedrooms plus a modern shower room. The property is presented with neutral decoration throughout, gas heating and UPVC double glazing. Outside the property is set on a generous corner plot and is enclosed with hedged and fenced boundaries laid mainly to lawn to rear, Block paved frontage providing off road parking for several cars and a garage to the rear.

Well located in the popular Crossgates area, the house offers excellent access to a wealth of amenities including local shops, supermarket, public house/restaurant plus excellent transport links including Seamer train station. A well laid out Semi detached bungalow with three bedrooms, Viewing highly recommended. Call our friendly team on 01723 352235 to book your viewing today.







Porch  
4'7" x 4'3"

Hallway  
19'4" x 3'7"

Dining Kitchen  
13'5" x 8'10"

Utility Room  
8'2" x 7'10"

Lounge  
17'8" x 11'9" max

Bedroom  
9'10" x 9'10"

Bedroom  
9'10" x 7'10"

Bedroom  
9'10" x 8'10"

Shower Room  
8'2" x 5'2"

Outside

The property is located on a generous corner plot with block paved parking area to the front and a garden laid mainly to lawn at the rear with paved patio area, Summerhouse and hedge boundaries. The property also benefits from a garage and driveway to the rear.

Tenure  
**FREEHOLD**

EPC and Council Tax  
EPC -  
Council Tax - C

Details prepared by/ Date  
GV 16/10/24



Interested? Get in touch:

19 St. Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

**CPH**



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



While every attempt has been made to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This and the related particulars are sold by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Make with reference C103A

TOTAL FLOOR AREA: 745 sq.ft. (69.2 sq.m.) approx.



GROUND FLOOR  
 745 sq.ft. (69.2 sq.m.) approx.

