



CPH

60 Byward Drive, Scarborough YO12 4JF
Offers In The Region Of £170,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GARDENS FRONT & REAR
- AMPLE OFF-STREET PARKING & GARAGE
- NO ON-WARD CHAIN
- POPULAR CROSSGATES LOCATION

This TWO BEDROOM SEMI-DETACHED BUNGALOW is well located within the ever popular CROSSGATES area of Scarborough. The property benefits from generous OFF-STREET PARKING via the DRIVEWAY to the front leading to a SINGLE GARAGE as well as a private, LAWNED REAR GARDEN with Southerly facing aspect. The property would benefit from a scheme of modernisation however we feel this has been well reflected in the realistic asking price.

Offered with NO ONWARD CHAIN early viewing is highly recommended as properties of this nature within this price range and location seldom stay on the market for long.

The accommodation itself briefly comprises of; two front facing bedrooms as well as the house bathroom plus a door leading to the generous lounge/diner with sliding patio doors leading out to the rear garden and a further door leading to the fitted kitchen with window overlooking the rear garden and side door access to the driveway.

The property does require a scheme of modernisation however does already benefit from UPVC double glazing.

Being located within the Crossgates area the property affords excellent access to transport links via the nearby bus route and Seamer train station as well as a local public house/restaurant.

To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk





ACCOMMODATION

Kitchen

8'2" x 8'2" max

Lounge/Diner

17'8" x 11'9" max

Bedroom 1

10'2" x 13'9" max

Bedroom 2

10'2" x 8'2" max

Bathroom

7'2" x 5'6" max

Externally

To the front of the property lies a front garden laid mainly to lawn and a driveway for up to three vehicles leading to a single garage. To the rear of the property lies a well-maintained private rear garden with seating area.

Details Prepared

AB051124



Interested? Get in touch:

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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



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