





40 Byward Drive

Scarborough, Scarborough

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- GENEROUS GARDENS FRONT & REAR
- NO ONWARD CHAIN
- OFF-STREET PARKING & GARAGE
- POPULAR CROSSGATES LOCATION

Located in the sought-after area of Crossgates, Scarborough, this charming two-bedroom semi-detached bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious reception room that flows seamlessly into a large conservatory, providing an ideal space for relaxation or entertaining guests while enjoying views of the generous gardens. The bungalow features two well-proportioned bedrooms, perfect for a small family or those looking to downsize. The bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the ample off-street parking, accommodating up to three vehicles, along with a single garage for additional storage or vehicle protection. The front and rear gardens are a true highlight, offering a tranquil outdoor space for gardening enthusiasts or simply enjoying the fresh air. With no onward chain, this turn-key ready property allows for a smooth transition into your new home without the hassle of lengthy delays. This semi-detached bungalow is an excellent opportunity for anyone seeking a peaceful lifestyle in a popular location. Whether you are a first-time buyer, a small family, or looking to retire, this property is sure to meet your needs. Don't miss the chance to make this lovely bungalow your own. To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ACCOMMODATION:

GROUND FLOOR

Lounge 18'4" x 11'9" max

Kitchen 8'2" x 8'2" max

Conservatory 10'5" x 11'5" max

Bedroom 1 9'10" x 13'9" max

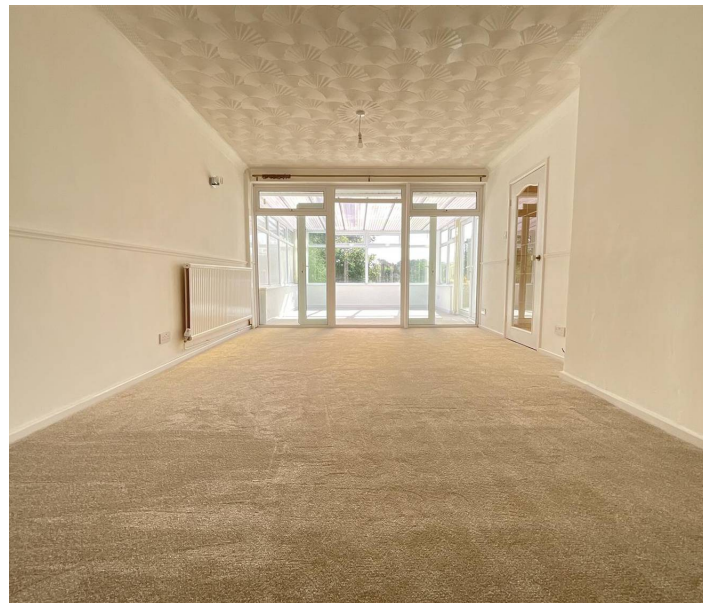
Bedroom 2 9'10" x 8'2" max

Bathroom 5'2" x 7'2" max

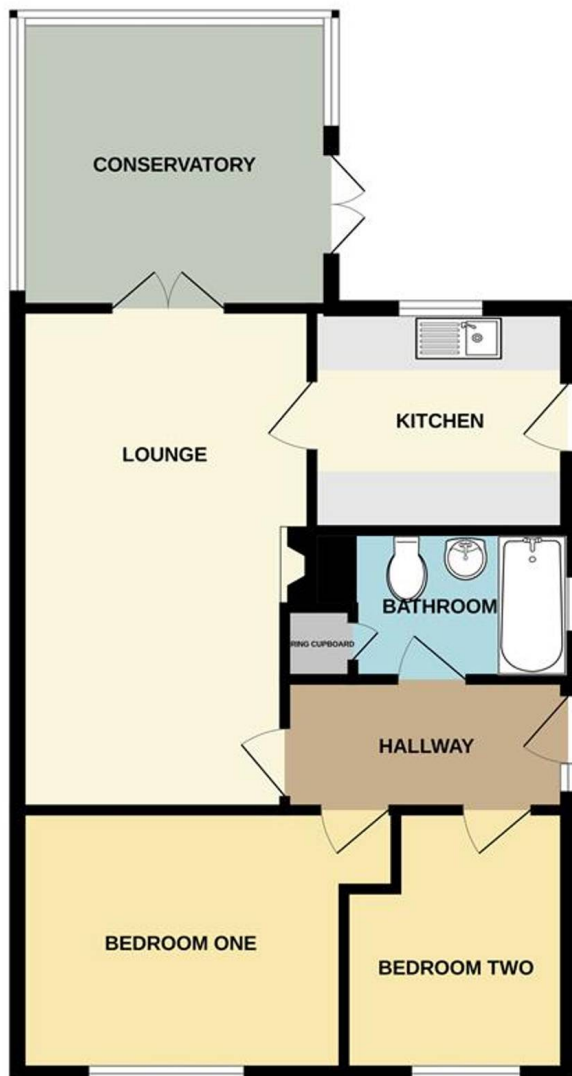
Externally

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 detached single garage. To the rear of the property lies a generous garden again laid mainly to lawn with paved seating area.

Details Prepared AB120925



GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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