Hovingham Drive,
Scarborough, YO12 5DT

Guide Price £210,000

This beautifully presented three bedroom semi detached house offers a perfect blend of comfort and style. The property boasts a modern kitchen, three bedrooms and a modern bathroom. Outside, the property features a drive and a garage, providing convenient off-road parking.

With its attractive presentation and prime location, it is sure to appeal to a variety of purchasers. Do not miss the opportunity to make this lovely property your own.

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PROPERTY DESCRIPTION

The accommodation comprises; Vestibule leading to living room, kitchen and stairs to first floor. The first floor landing provides access to the three bedrooms and the family bathroom. Externally the property has garden to the front, side and rear and a driveway leading to a single garage.

LIVING ROOM
4.49 x 4.34 (14'8" x 14'2")

KITCHEN
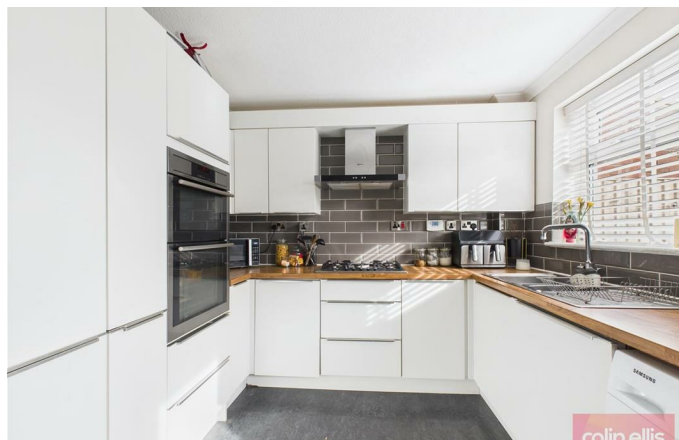*4.50 x 2.80 (14'9" x 9'2")*

BEDROOM
2.56 x 4.15 (8'4" x 13'7")

BEDROOM
2.56 x 2.96 (8'4" x 9'8")
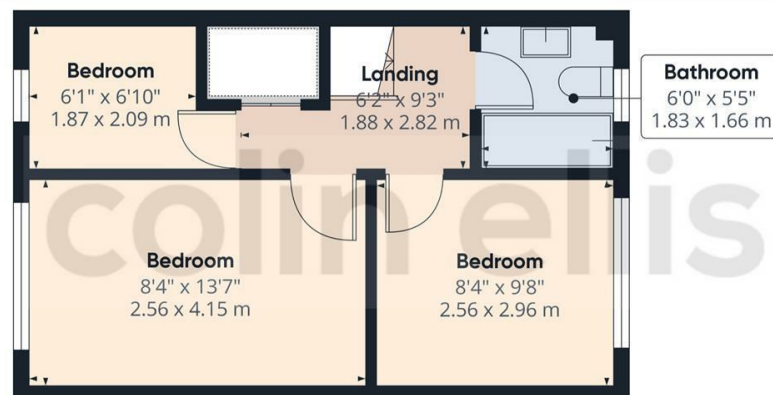
BEDROOM
1.87 x 2.09 (6'1" x 6'10")

BATHROOM
1.83 x 1.66 (6'0" x 5'5")

Floor 1

Entry
3'9" x 3'4"
1.16 x 1.03 m

Living Room
14'8" x 14'3"
4.49 x 4.34 m

Kitchen
14'9" x 9'2"
4.50 x 2.80 m

Floor 1

Floor 2

Bedroom
6'1" x 6'10"
1.87 x 2.09 m

Landing
6'2" x 9'3"
1.88 x 2.82 m

Bathroom
6'0" x 5'5"
1.83 x 1.66 m

Bedroom
8'4" x 13'7"
2.56 x 4.15 m

Bedroom
8'4" x 9'8"
2.56 x 2.96 m

Floor 2

Approximate total area$^{(1)}$
692.56 ft^2
64.34 m^2

Reduced headroom
16.4 ft^2
1.52 m^2

(1) Excluding balconies and terraces

Reduced headroom
-------- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

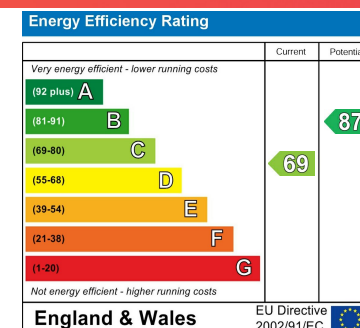Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Hovingham Drive - 18694691
Council Tax Band - B
Tenure - Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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