



## *10 Ramsdale Walk, Middle Deepdale, Scarborough, YO11 3FJ*

*Asking Price £294,000*

- *DETACHED FAMILY HOME*
- *UTILITY ROOM*
- *ENCLOSED, LAWNED WRAP AROUND GARDEN*
- *PERFECT FAMILY HOME*
- *FOUR GOOD SIZED BEDROOMS*
- *DOWNSTAIRS W.C*
- *BRICK GARAGE*
- *TWO RECEPTION ROOMS*
- *MASTER EN SUITE*
- *IDEAL LOCATION WITHIN MIDDLE DEEPPALE*

## 10 Ramsdale Walk, Scarborough YO11 3FJ

**Andrew Cowen Estate Agents proudly present to the market this SIZEABLE, FOUR BEDROOM DETACHED FAMILY HOME which has been lovingly IMPROVED AND MAINTAINED, situated in the desirable area of MIDDLE DEEPDALE, close to a NUMBER OF LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. This property BOASTS TWO RECEPTION ROOMS, A UTILITY ROOM, DOWNSTAIRS W/C, ENCLOSED WRAP AROUND GARDEN and GARAGE. This property would appeal to a NUMBER OF BUYERS, including families looking for their FOREVER HOME.**



Council Tax Band: E



*This sizable family home comprises in brief; inner porch with an entrance hallway leading into a spacious, modern kitchen/dining area with a range of hi-gloss base and wall units plus a range of integrated appliances including double oven/microwave, hob and extractor fan, plus an integrated fridge freezer, dishwasher and boiling tap. There is a separate utility area perfect for hosting household appliances and storage facilities, as well as a downstairs W/C. There is a front facing lounge which allows plenty of natural light to flood through, with patio doors leading out into the rear garden. To the first floor, there are three double bedrooms, all complete with built in wardrobes, and a further single bedroom, as well as the master bedroom offering a contemporary, en-suite shower room. Externally, this property boasts an enclosed, lawned, wrap around garden with a composite picket fence around the border and a patio area to the rear, perfect for outdoor hosting and dining.*

*Well located within the popular Middle Deepdale development, the property is well placed for a wealth of amenities including, local shops, supermarket, Doctors surgery, a range of schools, eateries and is located nearby to a regular bus route and the A64 to Scarborough.*

*Viewing is essential to appreciate the space, position and feel that this fantastic home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

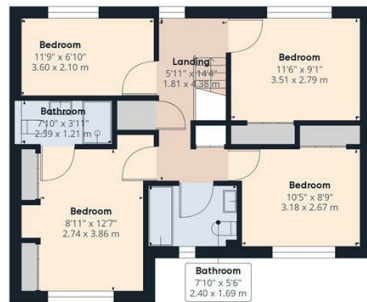








Floor 0



Floor 1

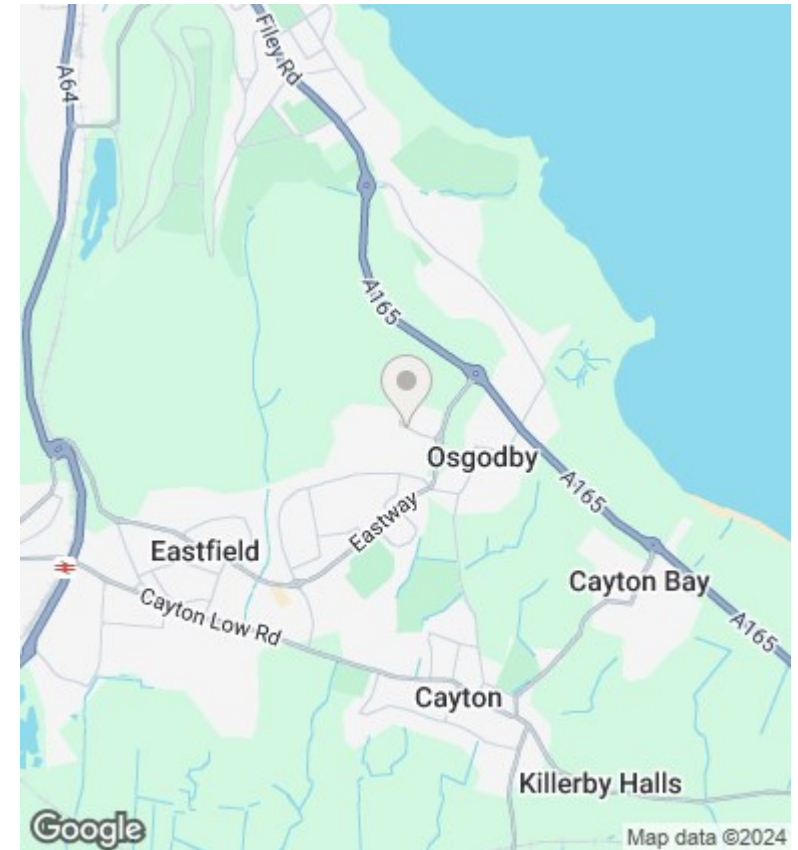


Approximate total area<sup>a</sup>  
 1258.61 ft<sup>2</sup>  
 116.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewings**  
 Viewings by arrangement only.  
 Call 01723 377707 to make an appointment.