



16 Braeburn, Eastfield, Scarborough, YO11 3LG

Asking Price £155,000

- ***MID TERRACE PROPERTY***
- ***OPEN PLAN KITCHEN/DINING AREA***
- ***GAS CENTRAL HEATING AND DOUBLE GLAZING***
- ***THREE GOOD SIZED BEDROOMS***
- ***THREE PIECE FAMILY BATHROOM SUITE***
- ***SOUTH SIDE LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS***
- ***FRONT FACING LOUNGE***
- ***ENCLOSED, LAWNED GARDEN TO THE REAR***
- ***IDEAL FAMILY LIVING ACCOMODATION***

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Andrew Cowen Estate Agents present to the market this MID TERRACE, THREE BEDROOM FAMILY HOME situated in Eastfield, close to a NUMBER OF LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. The property BOASTS an OPEN PLAN KITCHEN/DINING AREA, FRONT FACING LOUNGE and ENCLOSED, LAWNED GARDEN WITH PATIO AREA TO THE REAR.



Council Tax Band: A



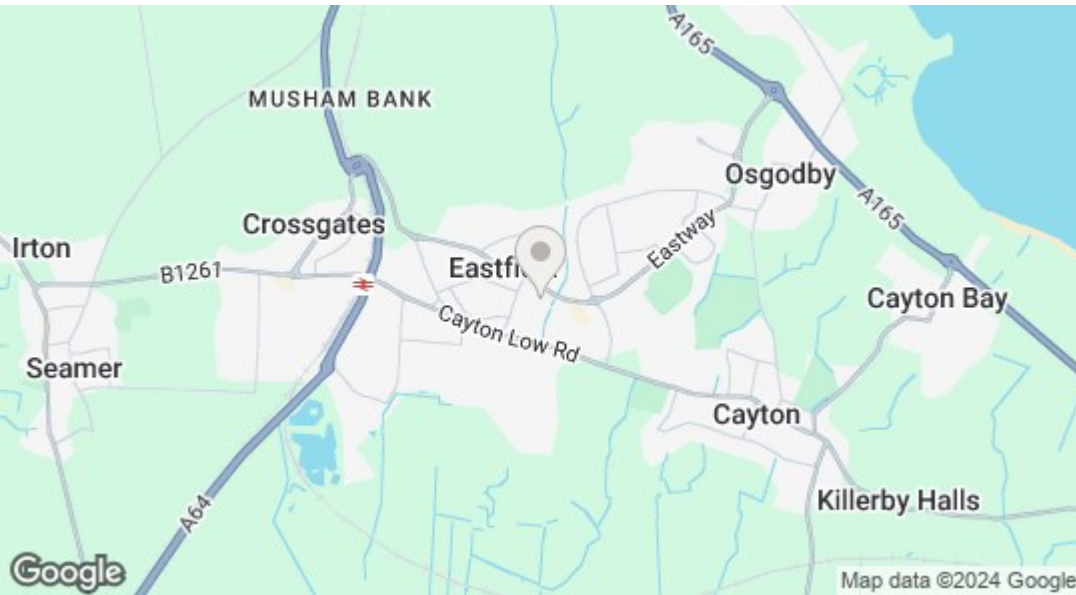
This property comprises briefly; entrance hallway leading into the spacious, front facing lounge area with feature fireplace. There is a fitted kitchen/dining area with a range of hi-gloss base and wall units, plus ample worktop space. There are three, good sized bedrooms with one of the double bedrooms offering built in cabinetry for plenty of storage. There is also a three piece family bathroom suite with overhead shower. Externally, the property boasts an enclosed, lawned garden to the rear with a raised patio area, perfect for outdoor dining.

This property is located in the popular area of Eastfield which benefits from the local amenities as well as further amenities in nearby Cayton which include; schools, a doctor's surgery, post office, local shops, a major supermarket and access to the coast. The area is about three miles to the South of Scarborough and five miles North of Filey. Only minutes away is the Cleveland Way where you can enjoy glorious walks with spectacular views of the coastline and beaches. The A64 is also located nearby providing great access to Malton, York and beyond.









Floor 0

Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area¹
943.03 ft²
87.61 m²

Reduced headroom
16.36 ft²
1.52 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 1.9 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.

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Viewings

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



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