



***63 Pasture Lane, Seamer, Scarborough, YO12 4QR***  
***Offers In The Region Of £200,000***

- ***DETACHED BUNGALOW***
- ***MODERN FITTED KITCHEN***
- ***DRIVEWAY***
- ***SUITABLE FOR THOSE LOOKING TO DOWNSIZE***
- ***TWO GOOD SIZED BEDROOMS***
- ***THREE PIECE WALK IN SHOWER SUITE***
- ***LAWNED GARDENS WITH DECKED AREA***
- ***SPACIOUS LOUNGE***
- ***INTEGRATED GARAGE***
- ***DESIRABLE LOCATION IN SEAMER***



## *63 Pasture Lane, Scarborough YO12 4QR*

*Andrew Cowen Estate Agents welcome to the market this **DETACHED, TWO BEDROOM BUNGALOW** BOASTING A **STORAGE ROOM, DRIVEWAY** and **LAWNED GARDENS**, situated in the **HIGHLY DESIRABLE AREA OF SEAMER**. This property would appeal to a **NUMBER OF BUYERS**, including those looking to **DOWNSIZE**.*



Council Tax Band: C



*This accommodation comprises in briefly; entrance leading through the storage room providing dual access into the property. There is a modern, fitted kitchen with a range of base and wall units plus ample worktop space and integrated appliances. There is a spacious, living room with feature fireplace. There is also two, good sized double bedrooms, one complete with built in wardrobes. There is also a three piece shower suite with walk in double shower. Externally, the property offers lawned gardens to the rear, with a raised, decked area, perfect for outdoor dining. The property benefits from UPVC double glazing and Gas Central Heating throughout.*

*Being located within Seamer the property affords excellent access to a wide range of amenities including choice of popular eating and drinking establishments as well as 'Proudfoots' supermarket, sports club and playing fields, popular junior school and good access to transport links via a regular bus into Scarborough and the nearby Seamer train station.*

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



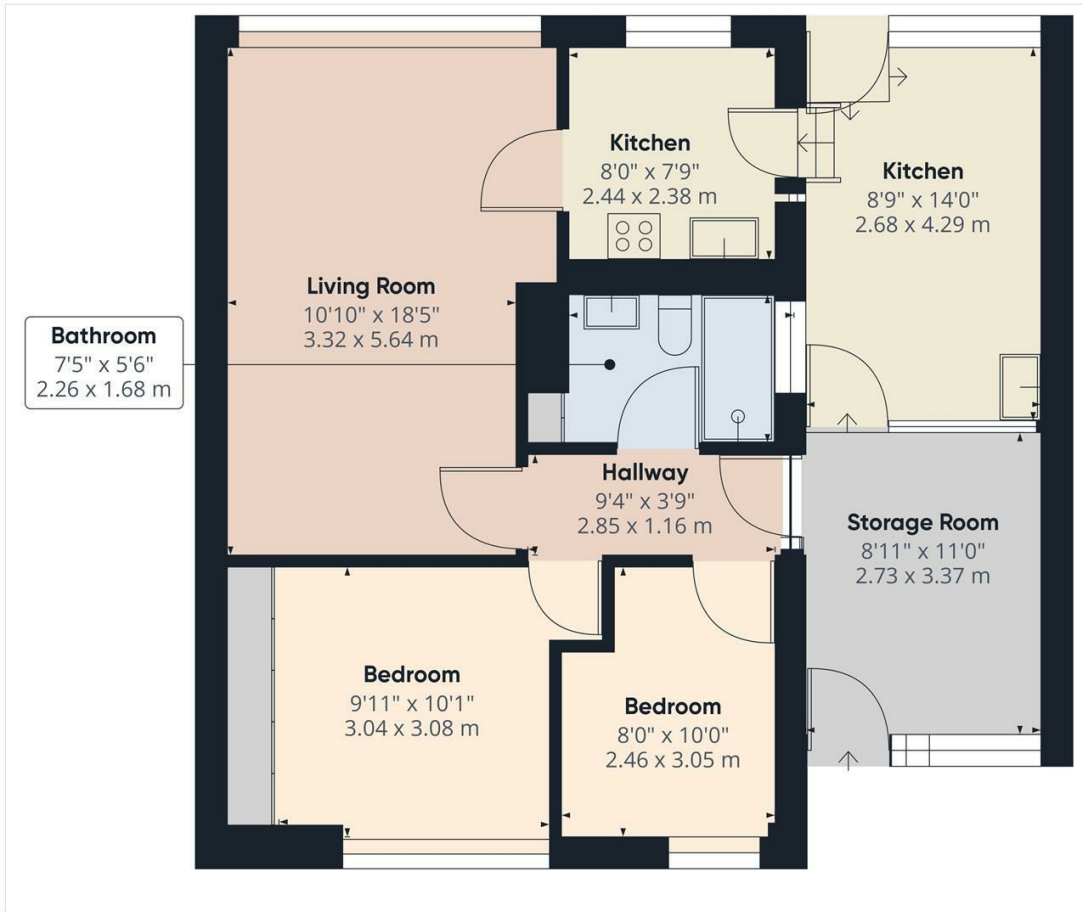










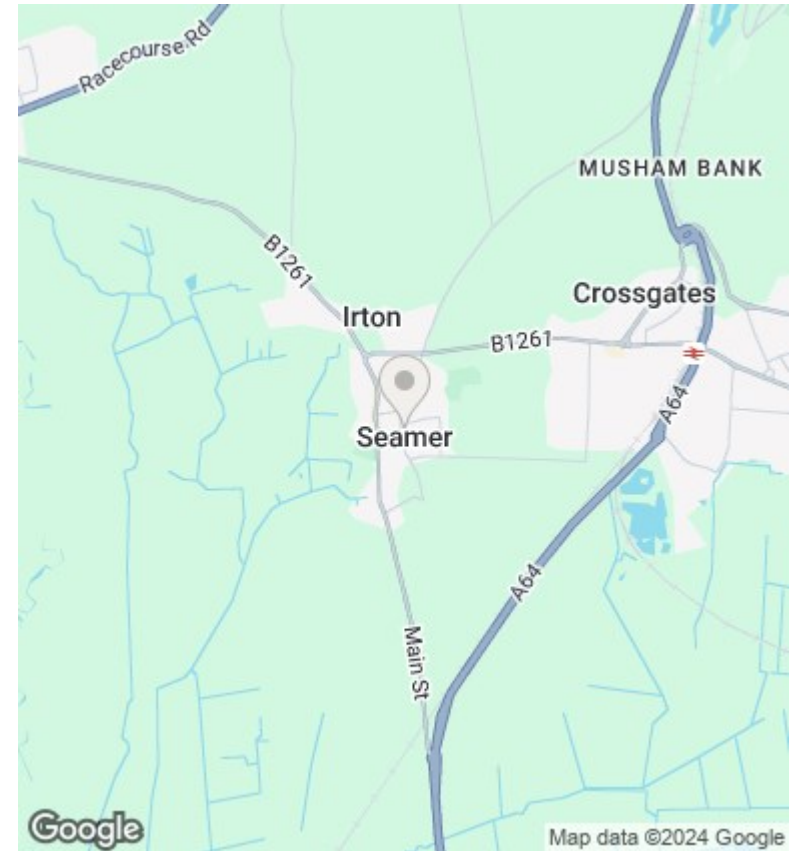


Approximate total area<sup>(1)</sup>  
785.32 ft<sup>2</sup>  
72.96 m<sup>2</sup>

(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		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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.*