



## *6. Barley Croft, Scarborough, YO11 3AR*

*Guide Price £360,000*

- *DETACHED FAMILY HOME*
- *DOWNSTAIRS W/C*
- *ENCLOSED LAWNED GARDEN TO THE REAR*
- *FOUR GOOD SIZED DOUBLE BEDROOMS*
- *MASTER EN SUITE*
- *DOUBLE GARAGE*
- *TWO RECEPTION ROOMS*
- *POPULAR SOUTH SIDE LOCATION*
- *OFF STREET PARKING*

## 6. Barley Croft, Scarborough YO11 3AR

*Andrew Cowen Estate Agents welcome to the market this IMPRESSIVE, FOUR BEDROOM DETACHED FAMILY HOME occupying a GENEROUS PLOT on the popular SOUTH SIDE of SCARBOROUGH, close to LOCAL AMENITIES and THE SOUTH BAY BEACH. The property BOASTS TWO RECEPTION ROOMS, A LARGE, LAWNED GARDEN TO THE REAR and a DOUBLE GARAGE with a DRIVEWAY.*



Council Tax Band: E

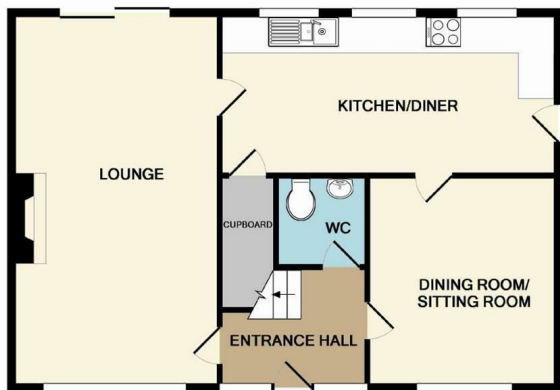


*This property comprises in brief; entrance hall leading into a spacious, bright and airy living space with feature fireplace and patio doors providing access out into the rear garden. There is a fitted kitchen with a range of base and wall units, as well as a separate dining room, perfect for entertaining. The property also benefits from a separate W/C to the ground floor. There are four, good sized double bedrooms with the master bedroom boasting an en-suite shower room. There is also a three piece family bathroom suite to the first floor. Externally, the property offers an enclosed, lawned garden to the rear with a patio area for outdoor dining, as well as a double garage, perfect for storage facilities, and off street parking to the front.*

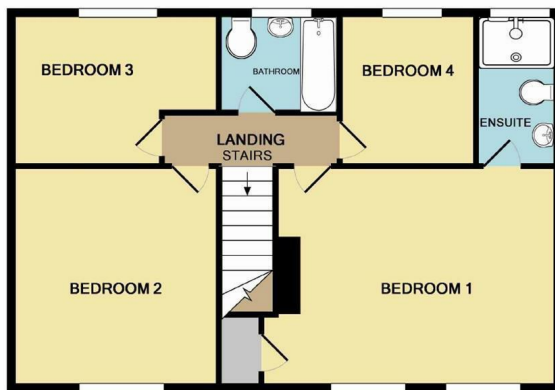
*The property is well located on Scarborough's South Cliff and provides excellent access to a choice of popular schools, colleges and a pre-school, as well as South Cliff golf club, Sports Centre and gym, plus excellent coastal walks along the Cleveland way and down the Cayton Bay beach*

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





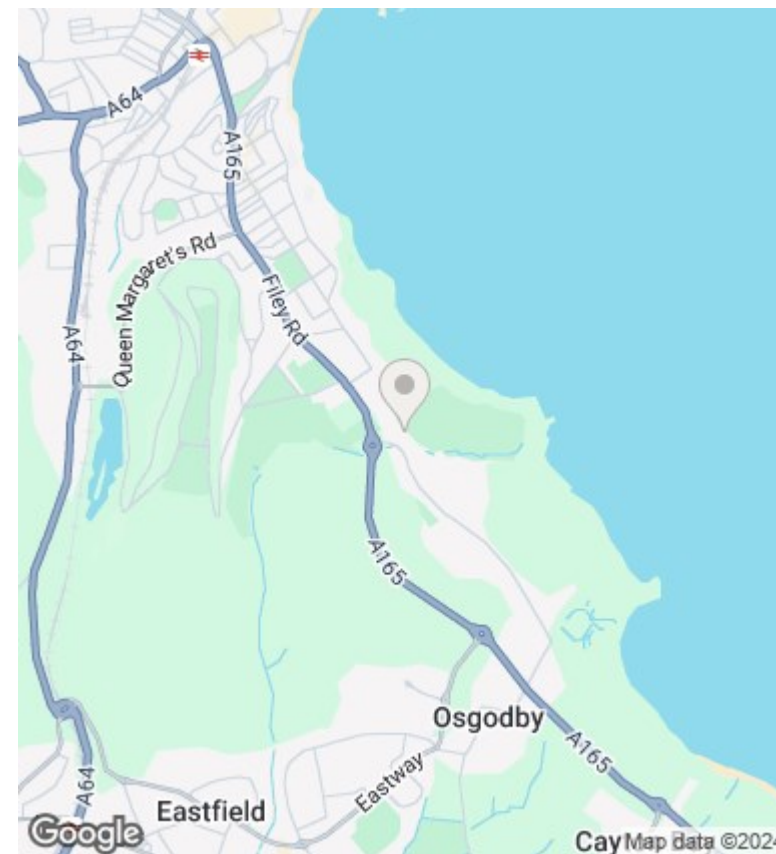
GROUND FLOOR  
APPROX. FLOOR  
AREA 58.2 SQ.M.  
(626 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 57.6 SQ.M.  
(620 SQ.FT.)

TOTAL APPROX. FLOOR AREA 115.8 SQ.M. (1247 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Viewings

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

### Council Tax Band

**E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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	