



1 Stadium Lane, Scarborough, YO12 4JA

Asking Price £185,000

- *DETACHED HOUSE*
- *MODERN KITCHEN*
- *GAS CENTRAL HEATING*
- *THREE BEDROOMS*
- *GARDEN TO FRONT & REAR*
- *NO ONWARD CHAIN*
- *GOOD SIZE LOUNGE*
- *DETACHED GARAGE*

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Andrew Cowen Estate Agents are delighted to present to the market this WELL-PRESENTED THREE BEDROOM DETACHED home offered to the market with NO ONWARD CHAIN, boasting a GOOD SIZE GARDEN and DETACHED GARAGE. The property is situated within close proximity to LOCAL AMENITIES and NUMEROUS BUS ROUTES, making this appealing to a NUMBER OF BUYERS including those looking for their PERFECT FAMILY HOME.



Council Tax Band: C



This property comprises briefly; entrance hallway providing access into the bright and airy, front facing lounge, plus a fitted kitchen/dining area with a range of hi-gloss base and wall units with integrated appliances. There are patio doors leading out into the rear overlooking the garden. The property also boasts a downstairs W/C. There are three, good sized double bedrooms neutrally decorated throughout, as well as a three piece family bathroom suite with overhead shower.

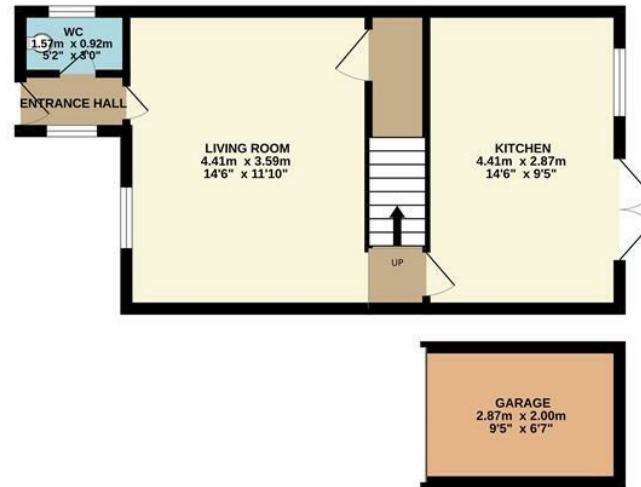
Externally, the property boasts an enclosed, lawned garden to the rear as well as off street parking to the front and a brick built garage, ideal for storage facilities.

Located just off Seamer Road this property is ideally situated a short distance from Oliver's Mount and close to a wealth of amenities including Seamer Road Retail Park and Deans Garden Centre. The property has good access to the A64 and is convenient for nearby public transport both into Scarborough town via Falsgrave Road and out towards Crossgates. All of this as well as the benefit of being closely located to nearby schools.

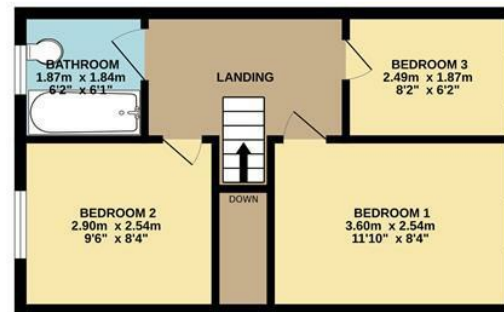
Viewing is essential to appreciate the space, position and feel that this fantastic property has to offer! Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.



GROUND FLOOR



1ST FLOOR







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Call the office to make an appointment today!

01723 377707



View our website here!

Looking to Sell?

Book a no obligation valuation today!

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