



6 Howgate Drive, Eastfield, Scarborough, YO11 3FL
Offers In Excess Of £299,950

- ***DETACHED FAMILY HOME***
- ***DRIVEWAY***
- ***SPACIOUS ACCOMMODATION THROUGHOUT***
- ***FOUR DOUBLE BEDROOMS***
- ***ENCLOSED REAR GARDEN***
- ***HIGHLY DESIRABLE AREA***
- ***GARAGE***
- ***OPEN PLAN KITCHEN DINER***
- ***IDEAL PURCHASE FOR A GROWING FAMILY***

6 Howgate Drive, Scarborough YO11 3FL

Andrew Cowen Estate Agents are proud to present to the market this MODERN, DETACHED FAMILY HOME. located in a POPULAR RESIDENTIAL AREA to the South of Scarborough and is well presented throughout, benefiting from a DRIVEWAY, GARAGE and SOUTH FACING REAR GARDEN. This property would appeal to a NUMBER OF BUYERS, including those looking for their forever family home.



Council Tax Band: E

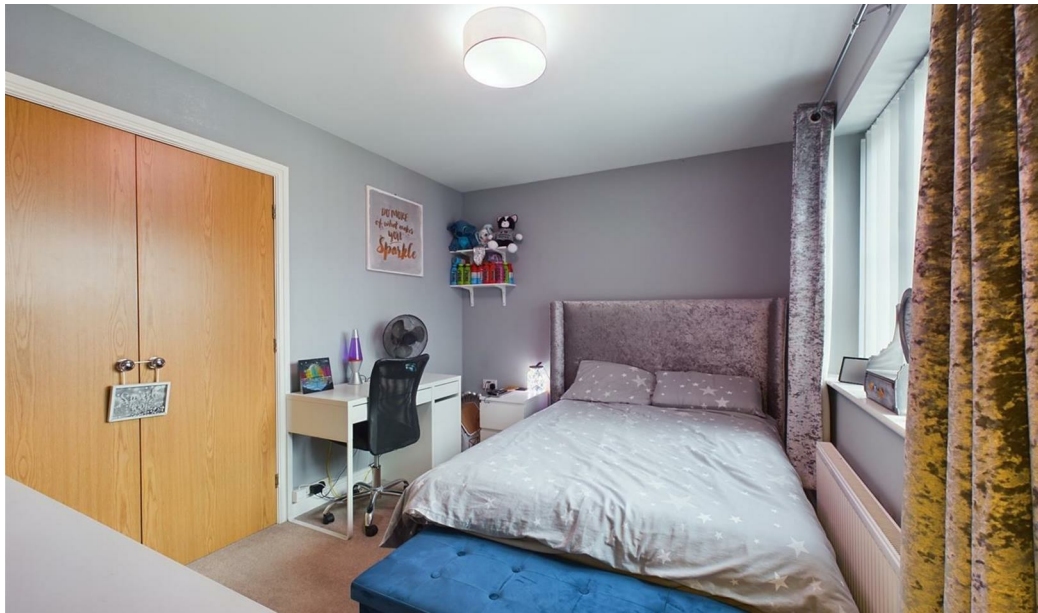


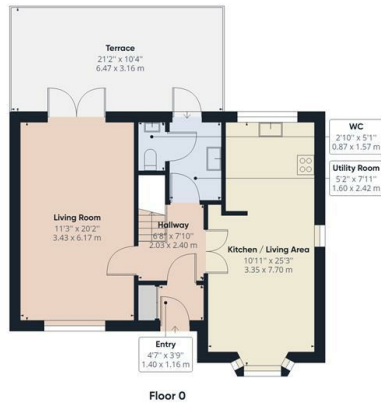
This spacious accommodation comprises; entrance hallway leading into the generously sized, open plan kitchen/dining area with modern, shaker-style cabinets, under-counter spotlighting and integrated appliances including double oven, hob, extractor fan and fridge/freezer. There is a large living space with double patio doors which provides access into the rear garden, as well as a separate downstairs W/C with toilet and wash hand basin. Additionally, there is a utility room, ideal for storage purpose and hosting household items. To the first floor, there are four good-sized double bedrooms, one complete with a master en-suite shower room, and a three-piece family bathroom suite. Externally, the property boasts a driveway, brick-built garage and an enclosed garden with decked area to the rear.

This property would appeal to a number of buyers, particularly for those with a growing family searching for their forever home. Viewing is essential to appreciate the space, feel and location that this property has to offer. Call our friendly Sales Team on 01723 377707 to arrange your viewing today!

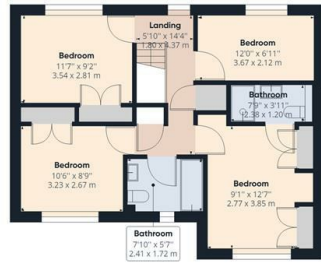








Floor 0



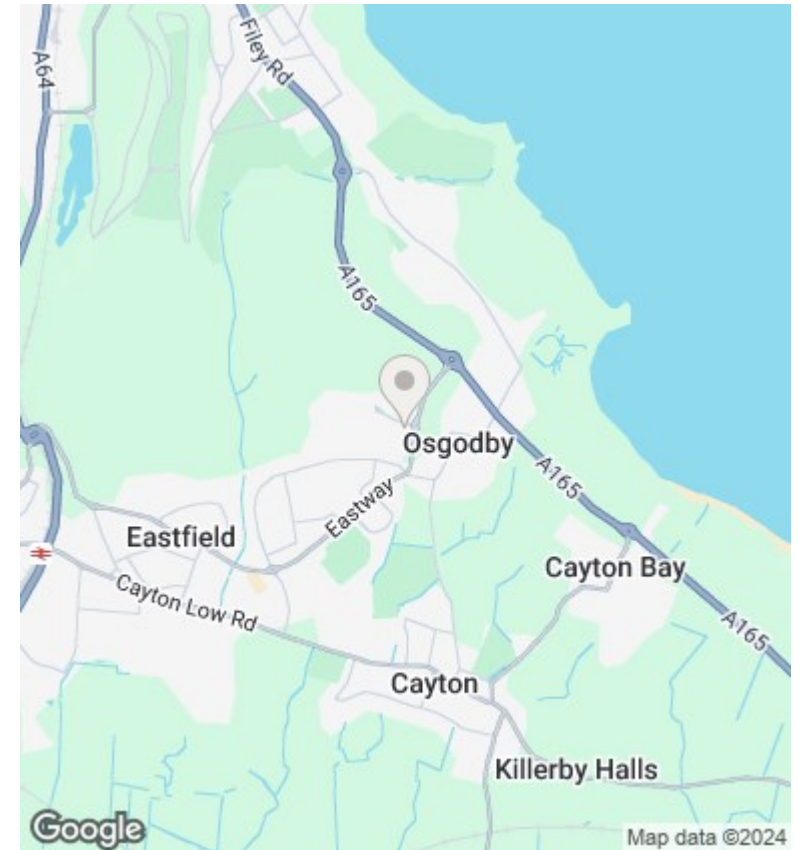
Floor 1

Approximate total area⁽¹⁾
1267.70 ft²
117.77 m²

(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



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			100
(92 plus) A			
(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	