



7 Barleycroft, Scarborough, YO11 3AR

Guide Price £285,000

- ***FOUR BEDROOM DETACHED FAMILY HOME***
- ***SOUGHT AFTER LOCATION***
- ***KITCHEN/BREAKFAST/UTILITY***
- ***OFFSTREET PARKING***
- ***ENCLOSED GARDEN***
- ***GAS CENTRAL HEATING***
- ***GARAGE***
- ***SEPARATE DINING ROOM***
- ***DOUBLE GLAZING***

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*Andrew Cowen Estate Agents welcomes to the market this **SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME** set in a secluded **CUL-DE-SAC** within Scarborough's desirable **SOUTH SIDE**, with **FAR REACHING SEA AND GOLF COURSE VIEWS**, **LAWNED GARDENS**, **GARAGE AND OFF-STREET PARKING**.*

 4  1  2  D

Council Tax Band: D

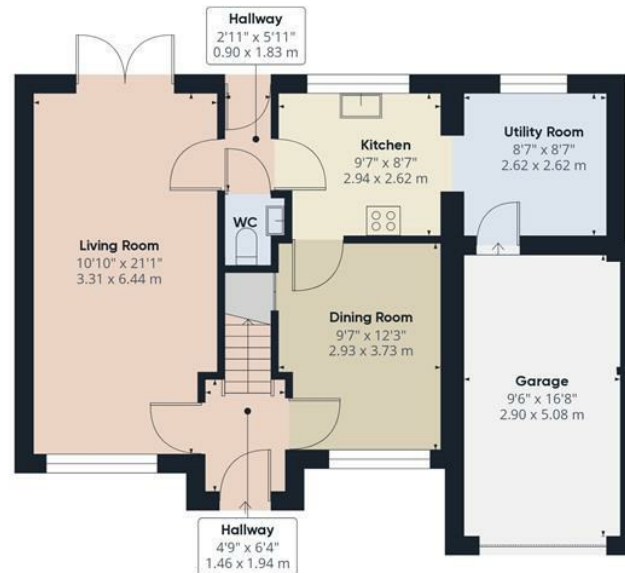


The property comprises ENTRANCE HALL WITH STAIRS TO THE FIRST FLOOR, a SPACIOUS FULL LENGTH LOUNGE WITH FEATURE FIREPLACE AND DOUBLE DOORS leading to the rear garden, HAS SEPARATE DINING ROOM, KITCHEN/BREAKFAST/UTILITY with a range of wall and base units and a SEPARATE W/C. THREE DOUBLE BEDROOMS AND ONE SINGLE BEDROOM currently being used as an office and a THREE PIECE FAMILY BATHROOM. To the front of the property we have a lawned garden with mature shrubs and driveway which provides off-street parking and access to the garage. To the rear of the property we have a lawned garden and RAISED DECKED SEATING AREA great for entertaining and soaking up the views.

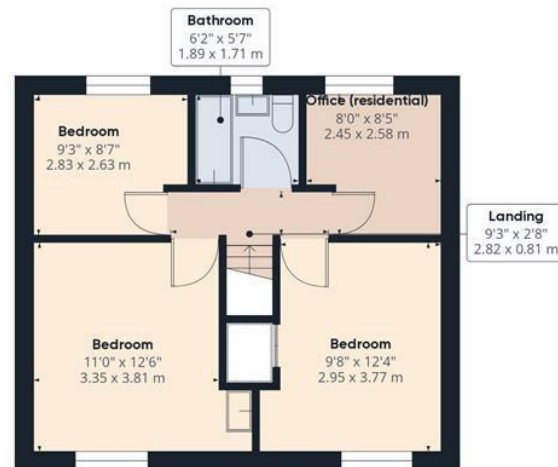
The property is well located on Scarborough's South Cliff and provides excellent access to a choice of popular schools, colleges and a pre-school, as well as South Cliff Golf Club, plus excellent coastal walks along the Cleveland way and down the Cayton Bay beach (ideal for those with dogs and children).

VIEWING IS ESSENTIAL to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange a viewing today.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1221.27 ft²

113.46 m²

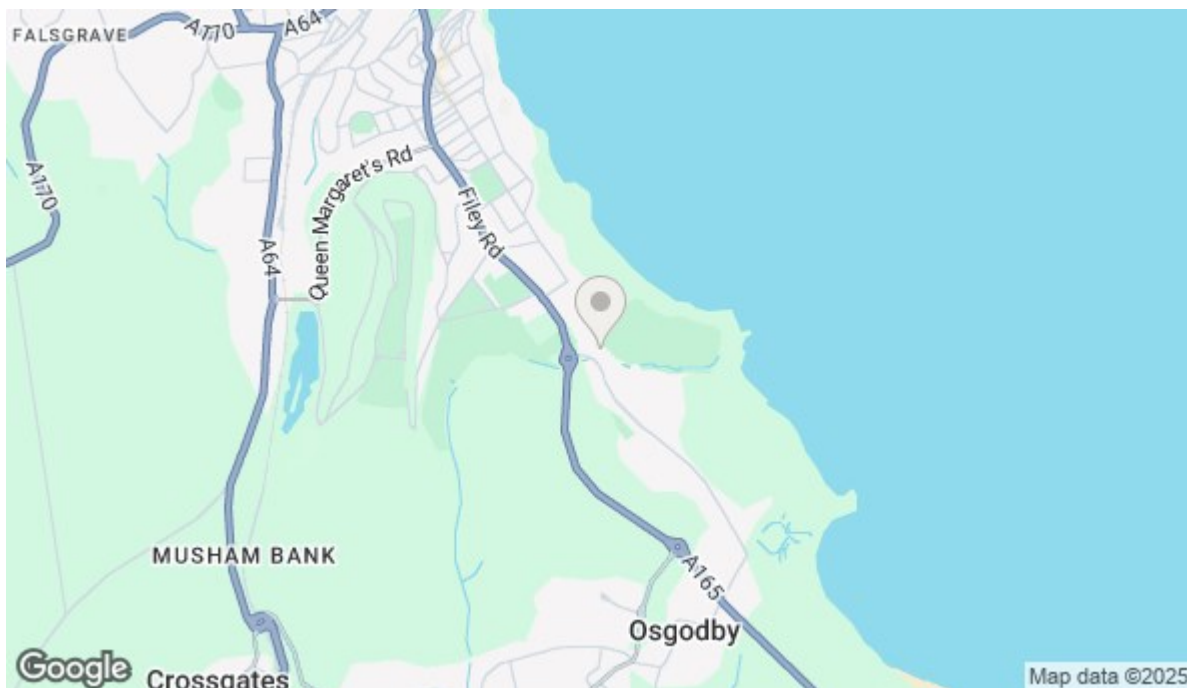
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(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



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Looking to Sell?

Book a no obligation valuation today!

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