



15 Barleycroft, Scarborough, YO11 3AR

Guide Price £295,000

- ***DETACHED PROPERTY***
- ***DRIVEWAY***
- ***WELL PRESENTED THROUGHOUT***
- ***NO ONWARD CHAIN***
- ***FOUR BEDROOMS***
- ***BRICK BUILT GARAGE***
- ***SOUTH SIDE LOCATION***
- ***CONSERVATORY***
- ***DOWNSTAIRS W/C***
- ***FANTASTIC FAMILY HOME***

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Andrew Cowen Estate Agents are proud to present to the market this MODERN, FOUR BED DETACHED PROPERTY located within Scarborough's desirable SOUTH SIDE, perfect for FAMILY LIVING with LAWNED GARDENS, GARAGE, OFF-STREET PARKING and CONSERVATORY. WITH NO ONWARD CHAIN, this property would make A FANTASTIC RESIDENCE FOR A HOST OF BUYERS.



Council Tax Band: D

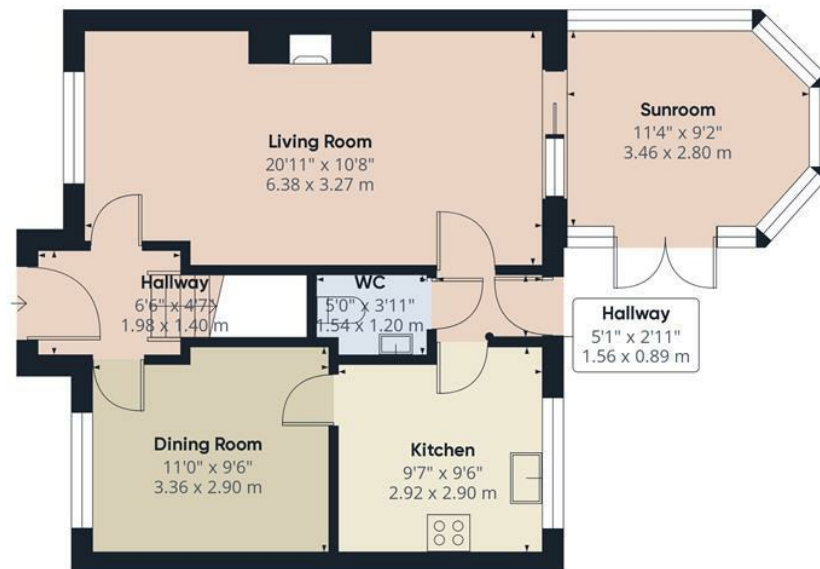


THIS FABULOUS FAMILY HOME COMPRISES - ENTRANCE HALL leading through into the **BRIGHT AND AIRY LOUNGE WITH FEATURE FIRE PLACE**, extending out into the **CONSERVATORY VIA DOUBLE DOORS**, providing access to the **SPACIOUS REAR GARDEN**. There is a modern, fitted kitchen with **INTEGRATED APPLIANCES** and a range of wall and base units, and a **SEPARATE DINING AREA** to entertain family and friends. The property also benefits from a **DOWNSTAIRS W/C**. To the first floor, there are four good-sized bedrooms, two of which are complete with built in storage space, and a three-piece family bathroom with overhead shower.

EXTERNALLY, the property boasts an **ENCLOSED REAR GARDEN** perfect for those summer barbeques and gatherings, **BRICK BUILT GARAGE and DRIVEWAY**, providing off-street parking. 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.

Call our friendly Sales Team on 01723 377707 to book your viewing today!





Floor 0



Floor 1



Approximate total area⁽¹⁾

1058.61 ft²

98.35 m²

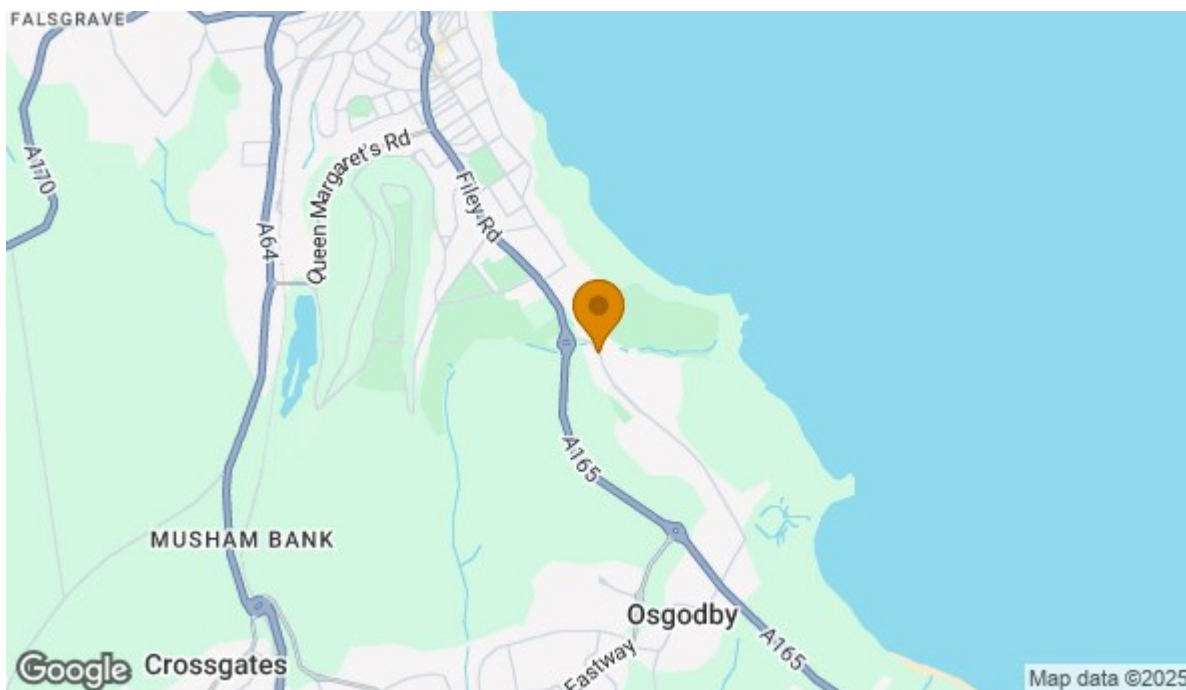
(1) Excluding balconies and terraces

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		83
(69-80) C	67	
(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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