



## *22 Falcon Avenue, Scarborough, YO12 4UG*

- EXCEPTIONALLY MAINTAINED
- AN ARRAY OF INTEGRATED APPLIANCES
- INSULATED GARDEN ROOM
- POPULAR CROSSGATES LOCATION
- THREE BED DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- AMPLE PARKING AND REAR GARAGE

*Guide Price £330,000*

- MODERN FITTED BREAKFAST/KITCHEN
- UPVC DOUBLE GLAZING
- CONSERVATORY

## 22 Falcon Avenue, Scarborough YO12 4UG

**ANDREW COWEN ESTATE AGENTS WELCOMES** to the market this **EXCEPTIONALLY MAINTAINED READY TO MOVE INTO, THREE BED DETACHED FAMILY HOME** in the sought after area of **CROSSGATES** to the south of Scarborough, just off the A64. The property boasts a **GOOD-SIZED REAR PATIO** with wooden decking and paving, A **VERSATILE GARDEN ROOM** and a **REAR BRICK GARAGE**. This would be an ideal property for a **GROWING FAMILY** in a good, secure catchment area. **NO ONWARD CHAIN**



Council Tax Band: D





This property briefly comprises; **HALLWAY, SEPARATE WC, a SPACIOUS LOUNGE with SOLID OAK FLOORING** and double doors leading out into a **LOVELY DECKING AREA, a MODERN FITTED BREAKFAST/KITCHEN with UNDERFLOOR HEATING** and **CENTRE ISLAND**, has an array of integrated appliances including gas hob, overhead feature extractor, dishwasher, washing machine, wine cooler fridge, double electric oven, microwave and an American fridge/freezer. Double doors through to the **CONSERVATORY/DINING AREA**, solid oak flooring, complete with **MODERN FLOOR STANDING WOOD BURNER**, double doors lead out to a spacious **PRIVATE REAR PAVED PATIO AREA** great for entertaining friends and family. An **ADDED BONUS** is the **FULLY INSULATED versatile GARDEN ROOM**.

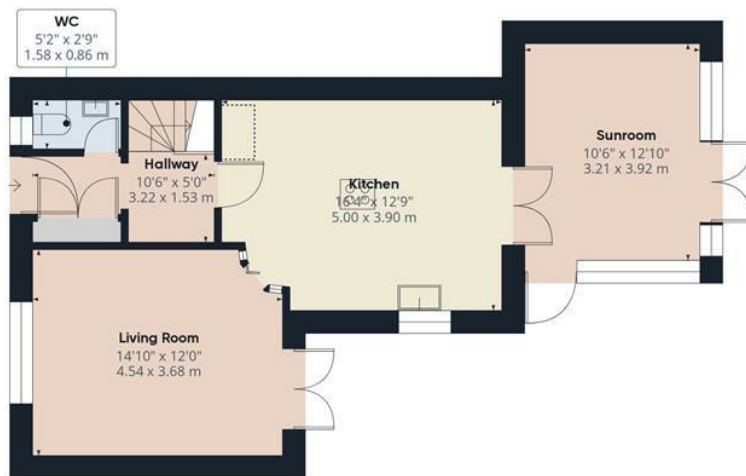
**UPSTAIRS** there are three good sized bedrooms, main bedroom has modern fitted wardrobes a **STAND-ALONE DOUBLE SLIPPER BATH** and wash basin. **THREE PIECE FULLY TILED FAMILY SHOWER/WET ROOM** with **RAINFALL SHOWER**.

The rear of the property offers ample parking and access to a **BRICK GARAGE** with light, power and up and over door.

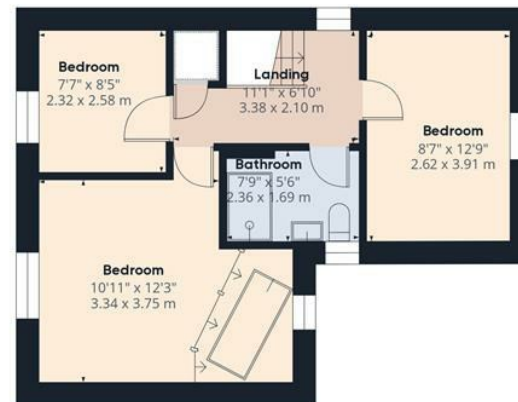
Located in a popular location in Crossgates this property offers excellent access to public transport links both Seamer train station and a bus stop. The local area is well serviced with a range of shops and facilities and within catchment area for popular schools.

**PLEASE CALL OUR FRIENDLY SALES TEAM ON 01723 377707 to arrange your viewing today!**





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1107.18 ft<sup>2</sup>

102.86 m<sup>2</sup>

Reduced headroom

6.99 ft<sup>2</sup>

0.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

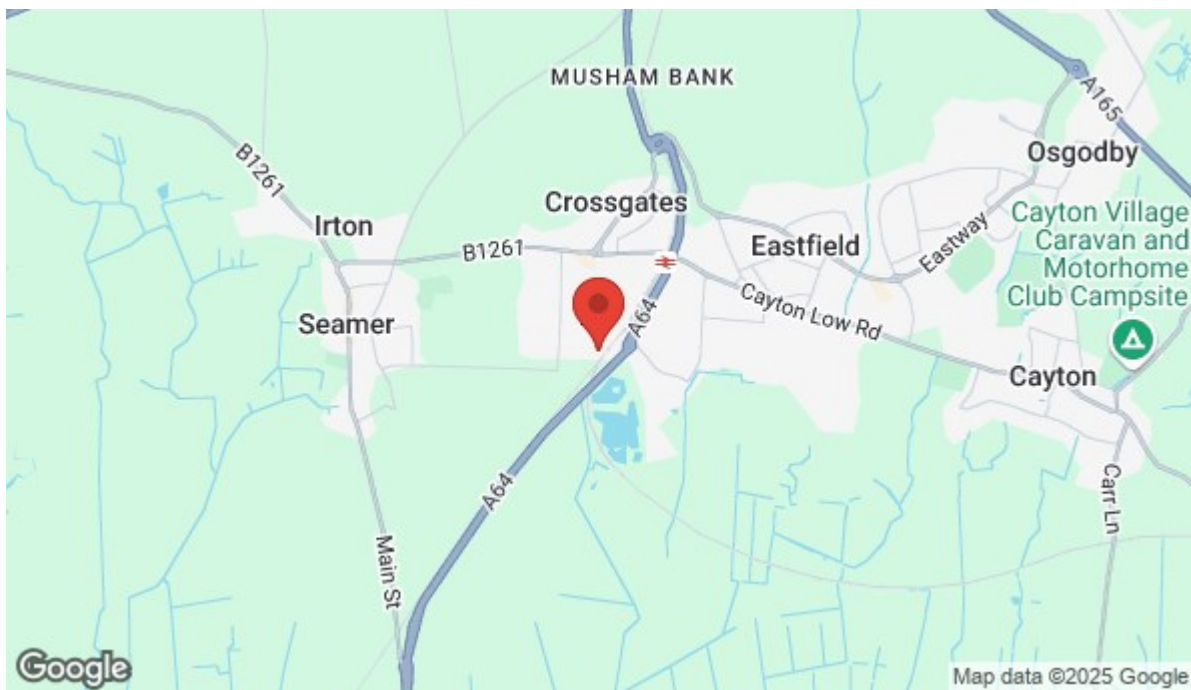
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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 	



## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**