



14 Green Lane, Scarborough, YO12 6HL

Guide Price £215,000

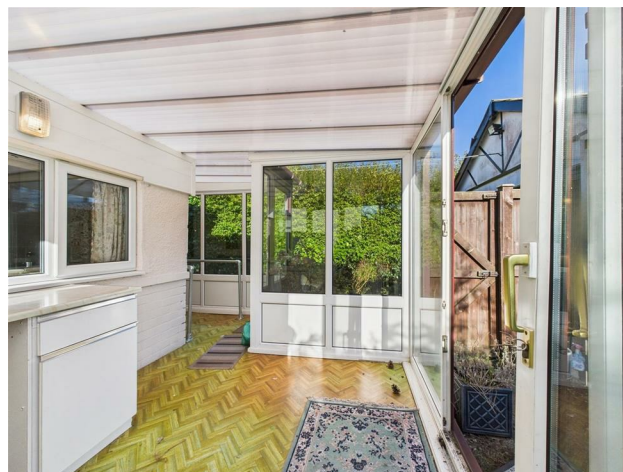
- TWO BED SEMI-DETACHED BUNGALOW
- FABULOUS NORTHSIDE LOCATION
- UPVC DOUBLE GLAZED
- GARAGE WITH DRIVEWAY
- TWO SUNROOMS
- NO ONWARD CHAIN
- ESTABLISHED FRONT AND REAR GARDEN
- GAS CENTRAL HEATING
- GENERAL REFURBISHMENT AND MODERNISATION

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Andrew Cowen Estate Agents are pleased to present to the market this TWO BED SEMI-DETACHED BUNGALOW WITH DRIVEWAY AND GARAGE, situated in the SOUGHT AFTER NORTH SIDE LOCATION, close to a NUMBER OF LOCAL AMENITIES and THE BEACH. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED including both sun rooms. This property requires general refurbishment and modernisation and with NO ONWARD CHAIN this property would be suitable for a HOST OF BUYERS.



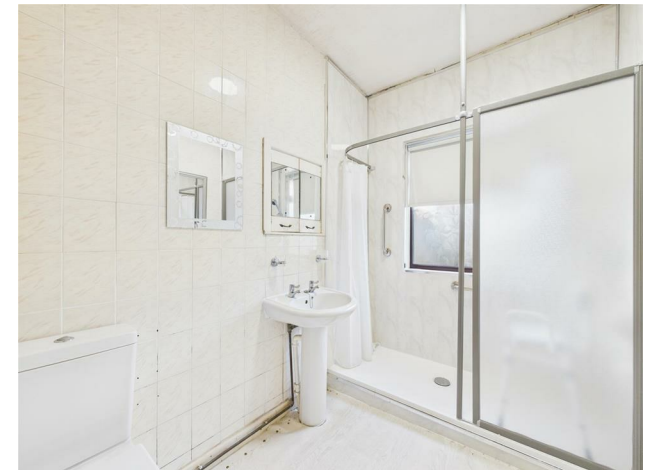
Council Tax Band: C

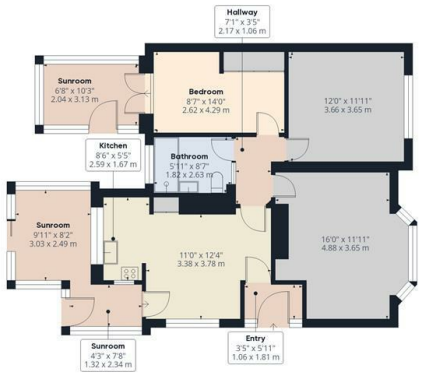


This accommodation briefly comprises; entrance, leading into the DINING AREA with built in storage cupboards and KITCHEN with a range of wall and base units, off the kitchen is a SUNROOM which leads out into the rear garden. A SPACIOUS LOUNGE with gas fire and LARGE FRONT BAY WINDOW which allows plenty of natural light to flood through. A three-piece family shower room with large walk-in shower. TWO DOUBLE BEDROOMS with the rear bedroom having built in cupboards and leads out to a connected SUNROOM. Externally this property offers an established front and rear garden and can easily be brought back to life. A Good driveway and a detached large garage with remote control.

Being located on the North side of Scarborough the property affords excellent access to a wealth of amenities including local shop and 'Proudfoots' supermarket, library, a choice of popular schools both primary and secondary as well as being well placed for a choice of popular eating and drinking establishments. Nearby attractions to enjoy, Peasholm Park, The Alpamare Water Park and The Open Air Theatre.

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





Floor 0 Building 1



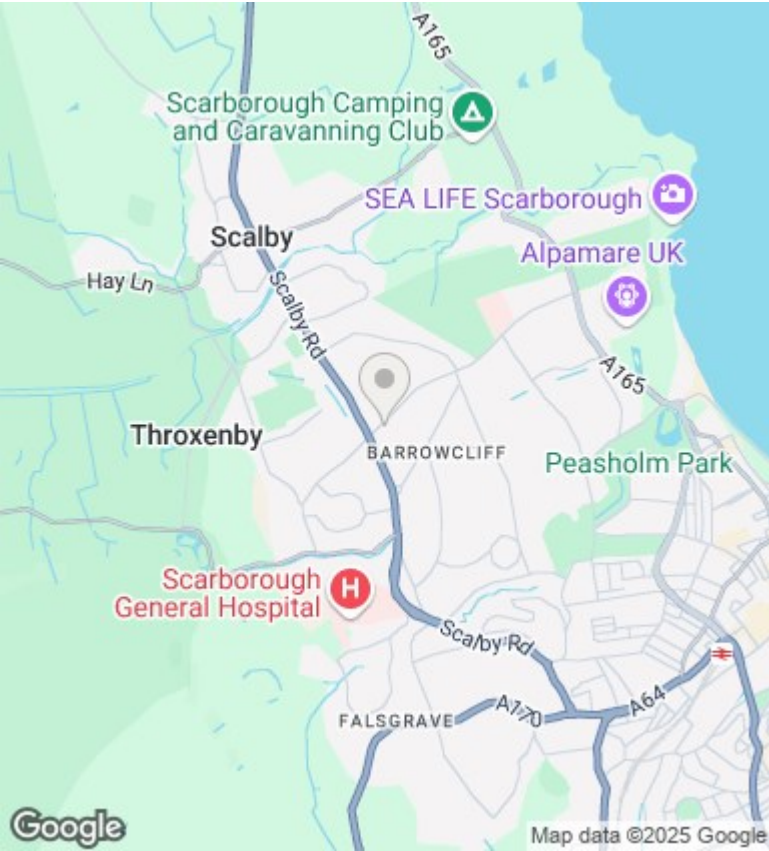
Floor 0 Building 2

Approximate total area⁽¹⁾
1196.96 ft²
111.2 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			84
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	