

71 Coldyhill Lane, Scarborough, YO12 6SE

Asking Price £240,000

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- BRICK GARAGE
- REAR GARDEN
- GOOD SIZE LOUNGE
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- FITTED KITCHEN
- BLOCK PAVED DRIVEWAY
- NORTHSIDE LOCATION

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Andrew Cowen Estate Agents are pleased to present to the market this WELL PRESENTED, 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. This property would be suitable for a HOST OF BUYERS.



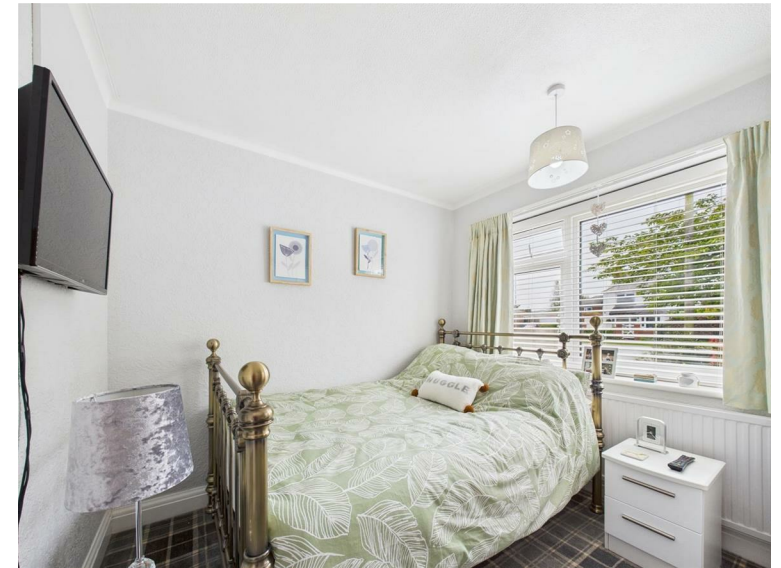
Council Tax Band: B

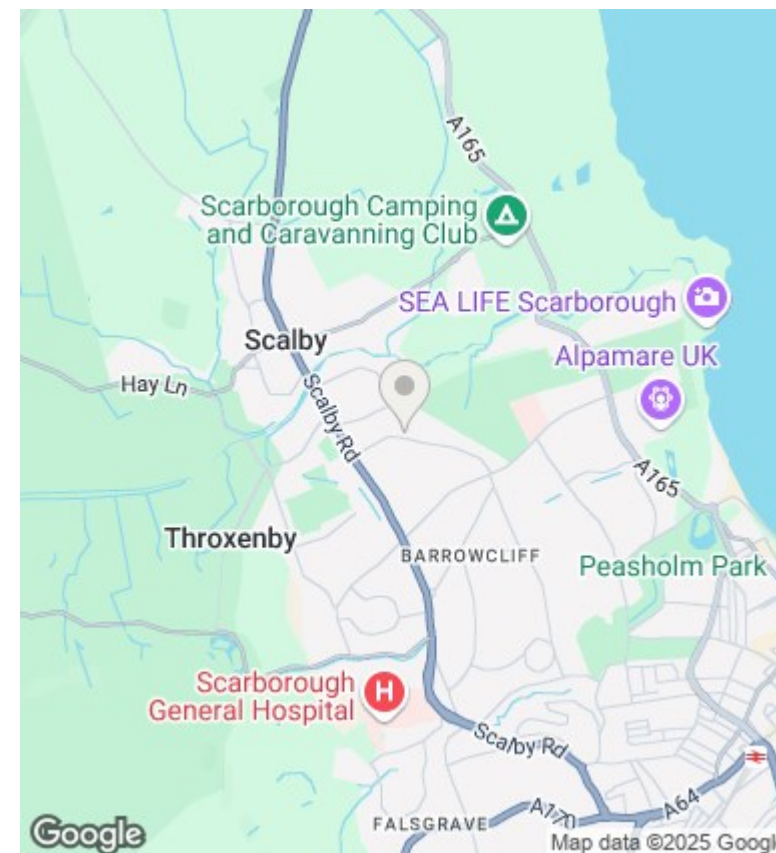
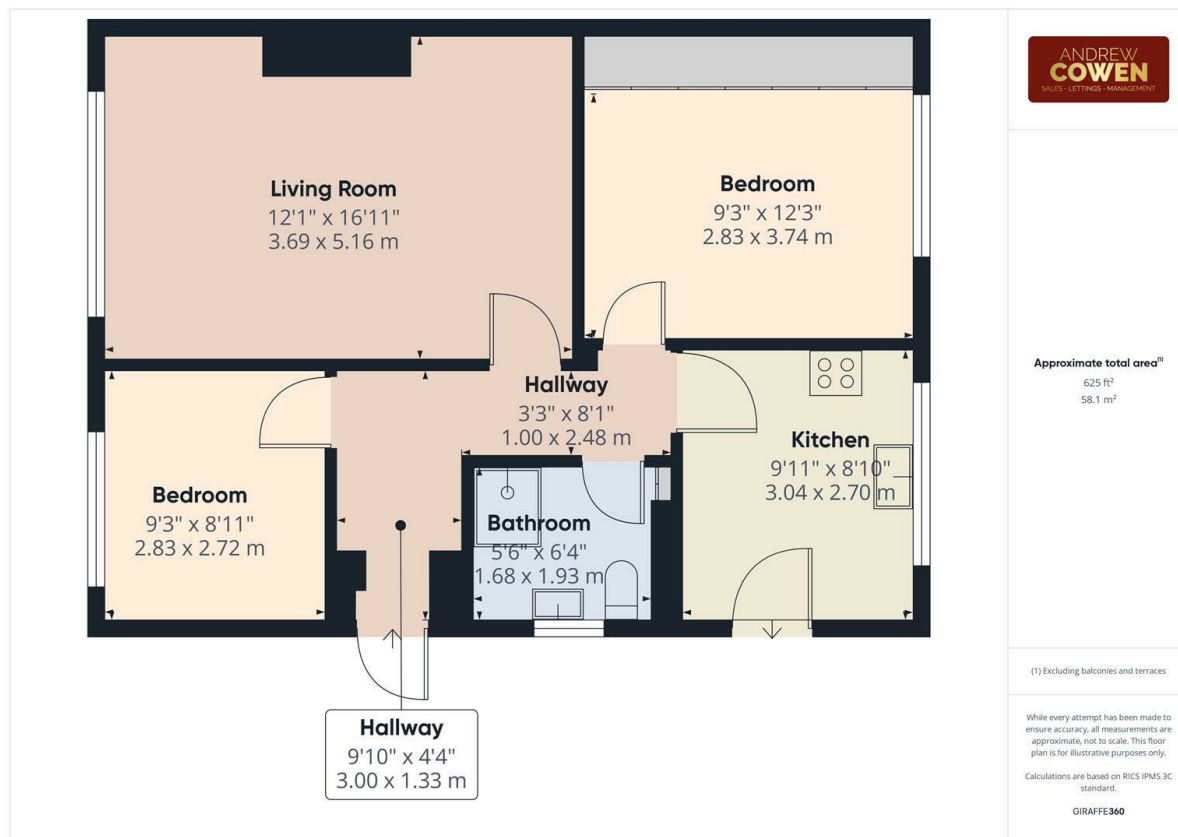


This accommodation briefly comprises; entrance hallway, fitted kitchen, good size lounge, two double bedrooms and modern shower room. Externally the property offers front lawned garden, blocked paved driveway leading to brick garage, and rear garden with patio area.

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





Viewings

Call the office to make an appointment today!

01723 377707

Looking to Sell?

Book a no obligation valuation today!

01723 377707

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

