



15 Heron Lane, Scarborough, YO12 4TW

Asking Price £285,000

- DELIGHTFUL DETACHED BUNGALOW
- UPVC DOUBLE GLAZING
- MATURE ESTABLISHED GARDENS
- THREE BEDROOMS
- SOUGHT AFTER AREA OF CROSSGATES
- DETACHED GARAGE WITH POWER AND LIGHTING
- GAS CENTRAL HEATING
- CONSERVATORY

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Andrew Cowen Estate Agents are please to bring to the market this **DELIGHTFUL DETACHED BUNGALOW** located in the **SOUGHT AFTER LOCATION OF CROSSGATES**, offering **THREE BEDROOMS, LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN and SUNROOM**. Benefiting from **UPVC DOUBLE GLAZING and GAS CENTRAL HEATING** creating the perfect home for a range of buyers.



Council Tax Band: D



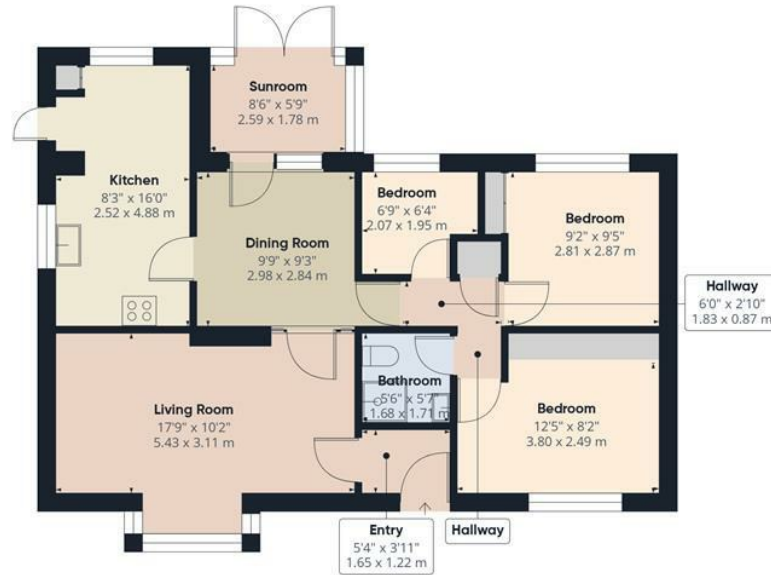
This bright and airy living accommodation briefly comprises, entrance hall, spacious bay fronted lounge with gas fire and wooden mantle, separate dining room leading out to the conservatory with access to the garden, a fitted kitchen with a range of base and wall units and access through to the garage, three bedrooms with a three-piece family shower room.

Externally you are welcomed into a mature wrap around established garden, south facing great for relaxing and entertaining family and friends. An added bonus is the single garage with power and lighting.

Crossgates is conveniently located on the outskirts of Scarborough Town midway between Cayton & Seamer Village offering a wide range of local amenities to include, restaurants, takeaways, primary & secondary schools as well as easy access into town and to the A64. The local area also benefits from playing fields, park and excellent dog walking facilities around Burton Riggs Nature Reserve.

Viewing is a must to fully appreciate what 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⁾

966 ft²

89.8 m²

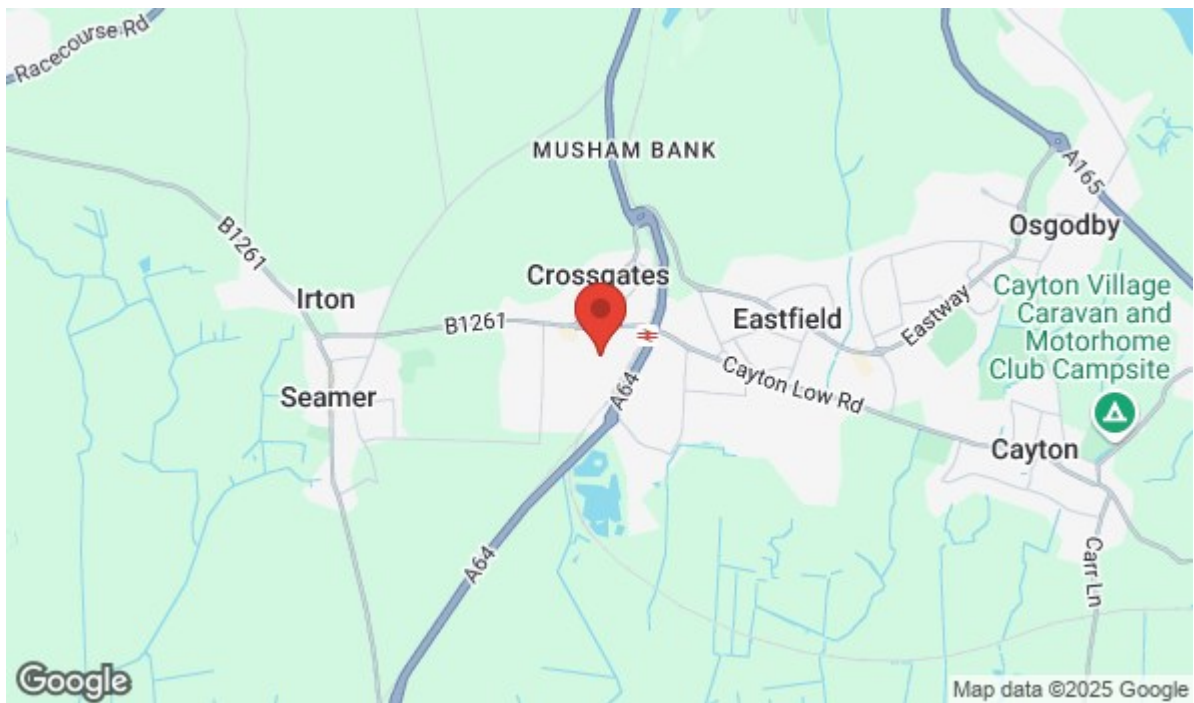
(1) Excluding balconies and terraces


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		
(69-80) C		
(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 



Looking to Sell?

Book a no obligation valuation today!

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