



## *20 Highfield, Scarborough, YO12 4AN*

*Offers In Excess Of £270,000*

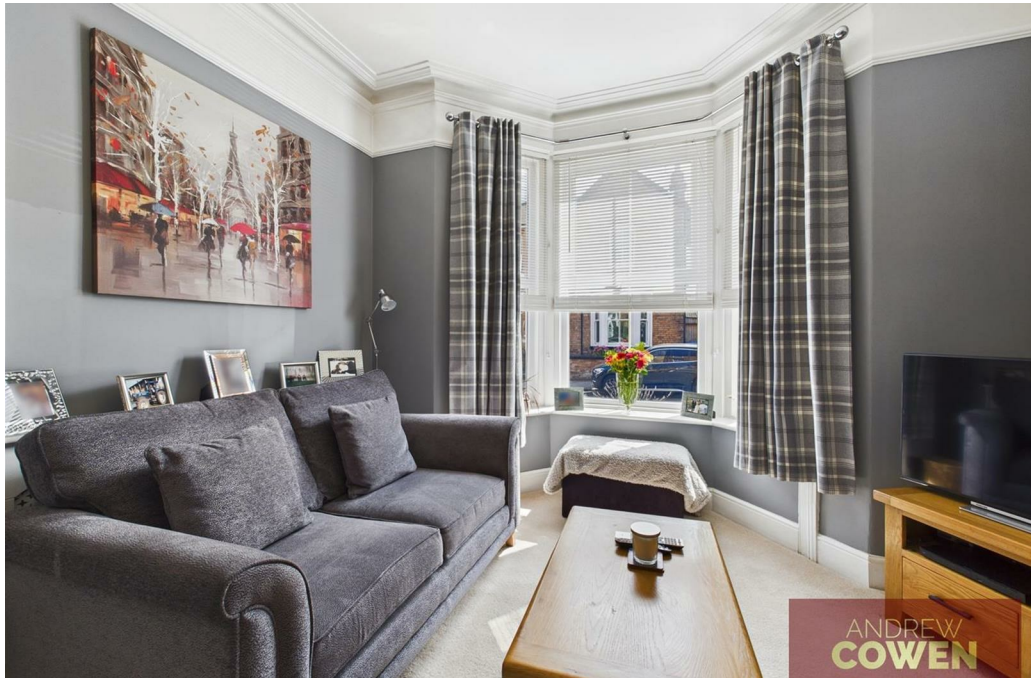
- IMMACULATE SEMI-DETACHED HOME
- BASED OVER THREE FLOORS
- PRIVATE REAR LAWNED AND DECKED GARDEN
- READY TO MOVE IN TO
- THREE GOOD SIZED BEDROOMS
- SEPARATE DINING ROOM
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN AND UTILITY
- OFFICE
- UPVC DOUBLE GLAZING

## 20 Highfield, Scarborough YO12 4AN

**ANDREW COWEN ESTATE AGENTS** are delighted to present to the market this **IMMACULATE THREE BEDROOM SEMI DETACHED HOME, BASED OVER THREE FLOORS** and **READY TO MOVE IN TO**, located in the sought after area of Highfield with a **MODERN INTERIOR** throughout, has **GAS CENTRAL HEATING** AND **UPVC DOUBLE GLAZING**, with an **ENCLOSED PRIVATE REAR LAWNED GARDEN AND DECKED AREA**. This property could be your forever home, **DON'T MISS OUT ON THIS ONE.**



Council Tax Band: B



This property briefly comprises, entrance hallway leading to the living room with feature fireplace and front bay window allowing plenty of natural light to flood through, a separate dining room leading through to the modern fitted kitchen, with a good selection of base units, integrated appliances to include double oven and gas hob with a utility area, providing plenty of worktop space. From the kitchen you can access the rear garden. To the first floor is a double bedroom, office and a three-piece family bathroom with shower over the bath and a separate WC. To the second floor are the two remaining double bedrooms.

Externally is a lovely lawned garden with decking area, great for entertaining family and friends and the bonus is the garden shed providing plenty of storage space.

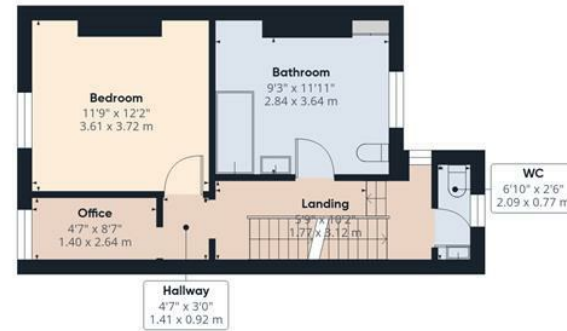
Being located in the Falsgrave area the house offers excellent access to a wide range of local amenities and attractions including local shops, vets and a supermarket, Falsgrave Park and play area, 24 hour garage, Scarborough hospital plus a choice of popular junior and secondary schools as well as two colleges making this an excellent all round family home.

To book a viewing, please call one of our friendly sales team on 01723 377707.





Floor 0



Floor 1



Floor 2



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

1266 ft<sup>2</sup>

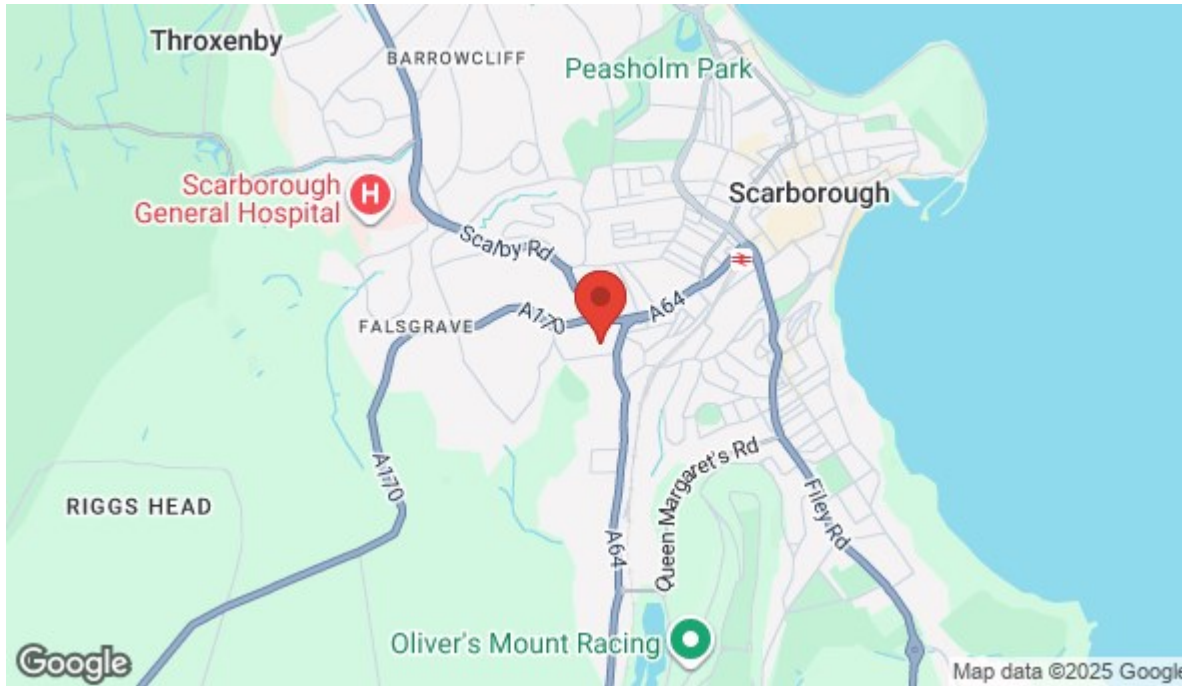
117.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | <b>72</b> |
| (55-68) <b>D</b>                            | <b>57</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  |           |

## Viewings

Call the office to make an appointment today!

**01723 377707**



**SCAN ME**

**View our website here!**

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**