



26 Westfield Avenue, Scarborough, YO12 6DG

Guide Price £255,000

- **THREE BEDROOM DETACHED BUNGALOW**
- **ESTABLISHED FRONT AND REAR GARDENS**
- **SPACIOUS GARAGE WITH POWER**
- **QUIET CUL-DE-SAC**
- **MATURE SHUBBERY**
- **CONSERVATORY**
- **POPULAR NORTH SIDE LOCATION**
- **BLOCK PAVED DRIVEWAY AND CARPORT**
- **NO ONWARD CHAIN**

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Andrew Cowen Estate Agents welcome to the market this DELIGHTFUL THREE BEDROOM DETACHED BUNGALOW situated within a QUIET CUL-DE-SAC on Scarborough's ever popular NORTH SIDE LOCATION. The property benefits from SOLAR PANELS, ESTABLISHED FRONT AND REAR LAWNED GARDENS, BLOCK PAVED DRIVEWAY, CAR PORT and a GARAGE with electric door. The property is offered to the market in good order throughout, with NO ONWARD CHAIN.



Council Tax Band: C



The accommodation briefly comprises, entrance hallway, two double bedrooms complete with built in wardrobes, an open plan kitchen/dining area with a range of base units and integrated Bosch electric oven and hob, a separate living area with front bay window, a light and airy conservatory accessed from the kitchen with a door leading to the rear garden. To the first floor lies a third bedroom with two velux wooden framed windows, storage in the eaves and fitted wardrobes.

Externally, to the front and rear of the property lies a lawned garden with mature shrubbery a block paved driveway providing off-street parking, a covered car port and access to a garage with power and plumbing for a washing machine.

Being located on the North side of Scarborough the property affords excellent access to a wealth of amenities including local shop and 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, Peasholm Park, The Alpamare Water Park and The Open Air Theatre. With award winning beaches, transport links and Scarborough town.

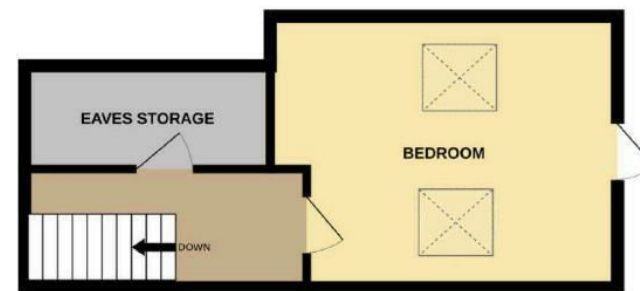
Call one of our friendly Sales Team today to arrange a viewing 01723 377707.

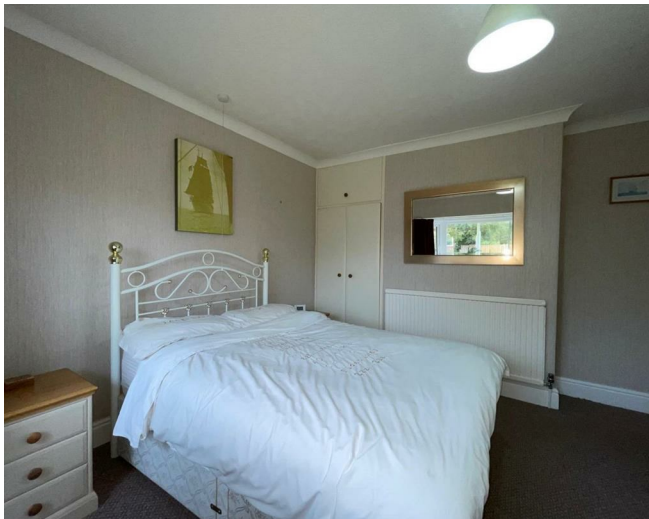


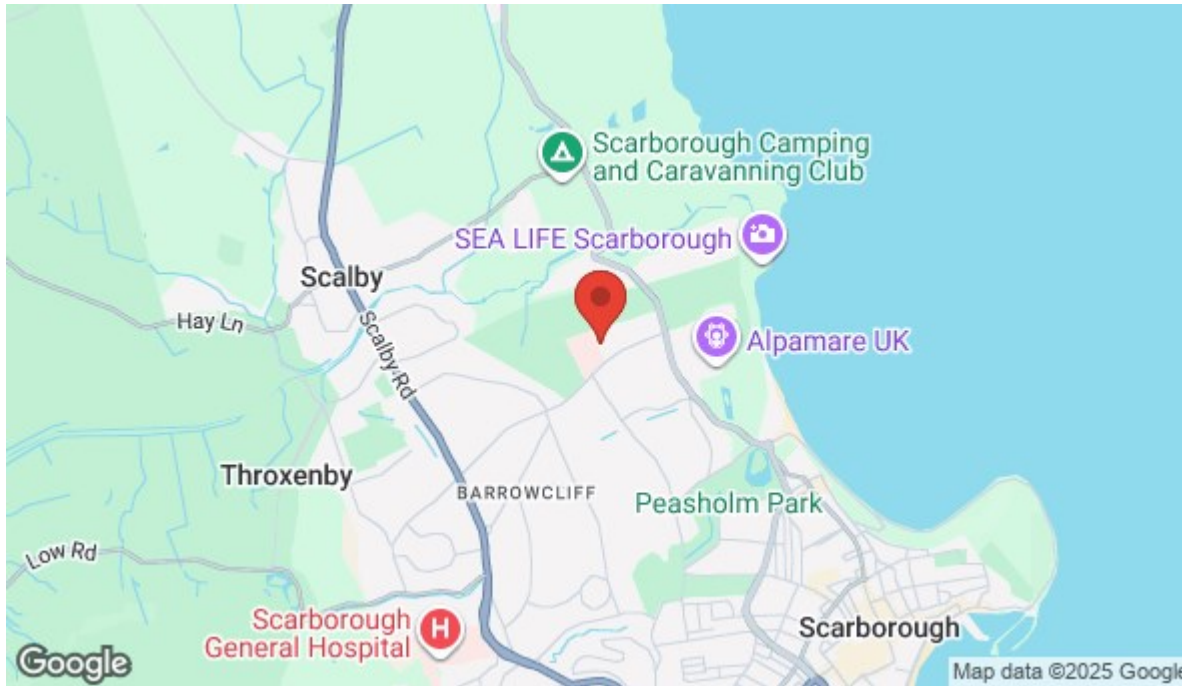
GROUND FLOOR



1ST FLOOR







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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