



## *16 Prospect Park, Scarborough, YO12 6ET*

*Guide Price £200,000*

- **DETACHED BUNGALOW**
- **CONSERVATORY TO THE REAR**
- **WITHIN CLOSE PROXIMITY TO SCARBOROUGH HOSPITAL**
- **APPEALING TO A NUMBER OF BUYERS**
- **TWO DOUBLE BEDROOMS**
- **REAR GARDEN**
- **ADDITIONAL ROOM FOR MULTIPLE PURPOSES**
- **RESIN DRIVEWAY**
- **FURTHER MULTI-USE ROOM**
- **CAR PORT**

## 16 Prospect Park, Scarborough YO12 6ET

**Andrew Cowen Estate Agents welcome to the market this TWO BEDROOM, DETACHED BUNGALOW boasting OFF-STREET PARKING FOR MULTIPLE VEHICLES, REAR CONSERVATORY and RESIN GARDEN. The property is situated within CLOSE PROXIMITY TO SCARBOROUGH HOSPITAL and would appeal to A NUMBER OF BUYERS, including those LOOKING TO DOWNSIZE.**

 2  1  2  D

Council Tax Band: C





*This accommodation briefly comprises; entrance hall leading into the good-sized lounge area, spacious kitchen/diner with a range of base and wall cabinets, plus ample worktop space. The kitchen benefits from an integrated double oven, extractor fan and hob. There is a conservatory to the rear which overlooks the garden, with a patio door leading out. The property benefits from two double bedrooms, one complete with built in mirrored wardrobes, as well as an additional room which could be used for a host of purposes such as an office room, games room etc with Velux window There is also a three piece family bathroom suite with separate shower cubicle.*

*Externally, this property offers a two tier garden to the rear, with one tier being block paved and another with a Resin finish. There is also a Resin driveway to the front with carport , providing off-street parking for a number of vehicles.*

*From this superb central location the house makes for an excellent family home providing excellent access to a wealth of amenities and attractions including Scarborough hospital, a choice of junior and secondary schools plus Scarborough Sixth Form, supermarket, Manor Road Park and the old railway line. Viewing is essential to appreciate the space, position and feel that this fantastic family home has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

*Viewing is highly recommended to appreciate the space, position and feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*

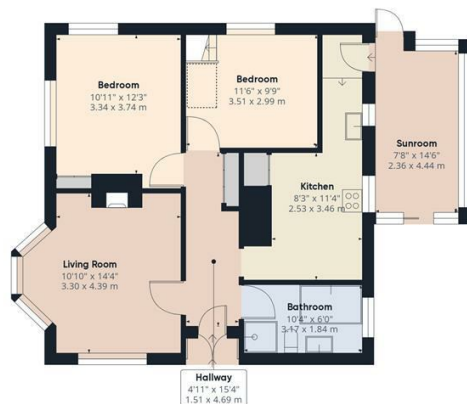












Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1036.52 ft<sup>2</sup>  
96.3 m<sup>2</sup>

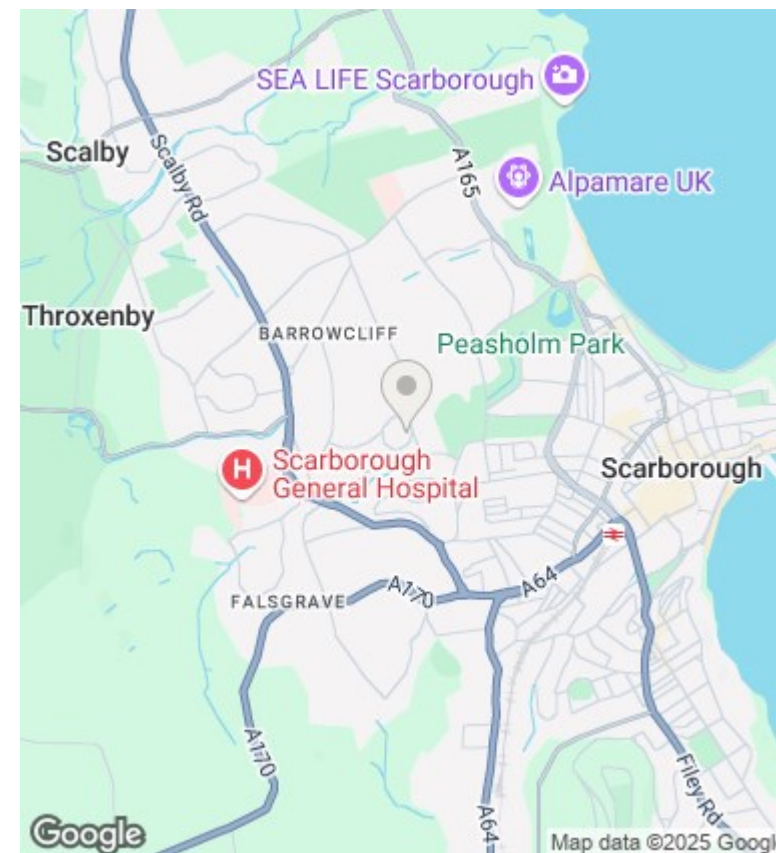
Reduced headroom  
21.72 ft<sup>2</sup>  
2.02 m<sup>2</sup>

(1) Excluding balconies and terraces.

[Reduction symbol] Reduced headroom:  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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>75</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewings

*Viewings by arrangement only.  
Call 01723 377707 to make an appointment.*