





12 Howgate Drive

Eastfield, Scarborough

- WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE
- MASTER BEDROOM WITH EN-SUITE
- OPEN PLAN KITCHEN/DINER
- DOWNSTAIRS WC AND UPSTAIRS BATHROOM
- DOUBLE GARAGE FOR SECURE PARKING
- NO ONWARD CHAIN

We are delighted to present this well presented four bedroom semi-detached house, offering spacious and versatile accommodation ideal for modern family living. The property welcomes you with a bright and airy lounge featuring elegant bay windows and double doors that open seamlessly into the impressive open plan kitchen/diner, creating a sociable heart of the home perfect for entertaining. The stylish kitchen offers ample workspace and contemporary fittings, while the addition of a downstairs WC provides every-day convenience. Upstairs, the master bedroom benefits from an en-suite, complemented by three further well-proportioned bedrooms and a modern family bathroom. Offered with no onward chain, this property is ready for you to move straight in and make it your own.

Externally, the home boasts a generous rear garden with a patio area, ideal for outdoor dining and relaxing with family or friends. The well-maintained lawn offers plenty of space for children to play or for keen gardeners to enjoy. A double garage provides secure parking. Situated in a sought-after location with easy access to local amenities and reputable schools, this property combines comfort, convenience, and lifestyle appeal.

Early viewing is highly recommended to appreciate all that this delightful home has to offer.





GROUND FLOOR

Entrance Hall

Lounge

20' 0" x 10' 6" (6.10m x 3.20m)

Kitchen/Diner

20' 0" x 17' 1" (6.10m x 5.20m)

WC

5' 7" x 2' 7" (1.70m x 0.80m)

FIRST FLOOR

Landing

Bedroom

12' 6" x 10' 10" (3.80m x 3.30m)

En suite

7' 7" x 4' 3" (2.30m x 1.30m)

Bathroom

7' 7" x 5' 11" (2.30m x 1.80m)

Bedroom

7' 10" x 7' 3" (2.40m x 2.20m)

Bedroom

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom

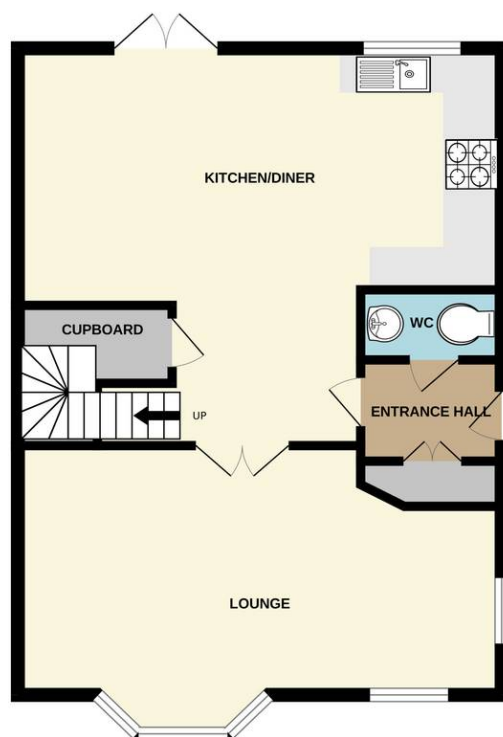
11' 2" x 9' 6" (3.40m x 2.90m)

HMRC

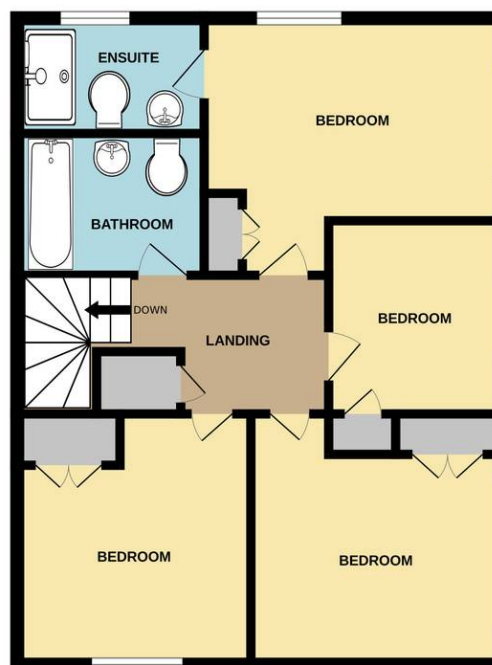
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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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