

## *1 St. Lukes Crescent, Scarborough, YO12 6TD*

*Guide Price £280,000*

- IMMACULATE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- DRIVEWAY AND GARAGE
- SOUTH FACING MATURE GARDEN
- WORKSHOP
- POTENTIAL FOR MORE ACCOMMODATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

# 1 St. Lukes Crescent, Scarborough YO12 6TD

Andrew Cowen Estate Agents are delighted to welcome to the market this **IMMACULATE TWO BEDROOM DETACHED BUNGALOW** with potential for further accommodation. Benefits from **GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DRIVEWAY AND GARAGE**, set within the **SOUGHT AFTER NEWBY AREA**. This property would appeal to a **NUMBER OF BUYERS**, including those looking to **MAKE THEIR NEXT MOVE**.



Council Tax Band: D



**This spacious modern accommodation briefly comprises, entrance hallway leading into the living/dining area with large window allowing plenty of natural light to flood through and also benefits from a log burner perfect for those cosy evenings, a modern fitted kitchen with a range of wall and base units complete with integrated electric oven, hob and washing machine, a stylish three-piece tiled shower room, features double walk in shower, a separate WC and wash hand basin, and two double bedrooms, with one having built in wardrobes. The added bonus of this property, the loft has been boarded and insulated which provides potential for further bedrooms.**

**Externally, the property boasts a perfectly manicured wrap around garden, tiered area to the front and rear with mature shrubbery, a patio area, ideal for outdoor dining, as well as a workshop, driveway and a garage to the front providing off-street parking and storage facilities.**

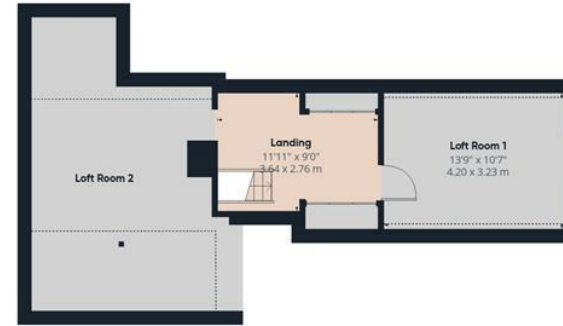
**This property is situated north of Scarborough in a sought-after Newby area, ideally positioned to principal schools, including Scalby School and Newby Primary School and also close to Scarborough Hospital.**

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





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

1394 ft<sup>2</sup>

129.4 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

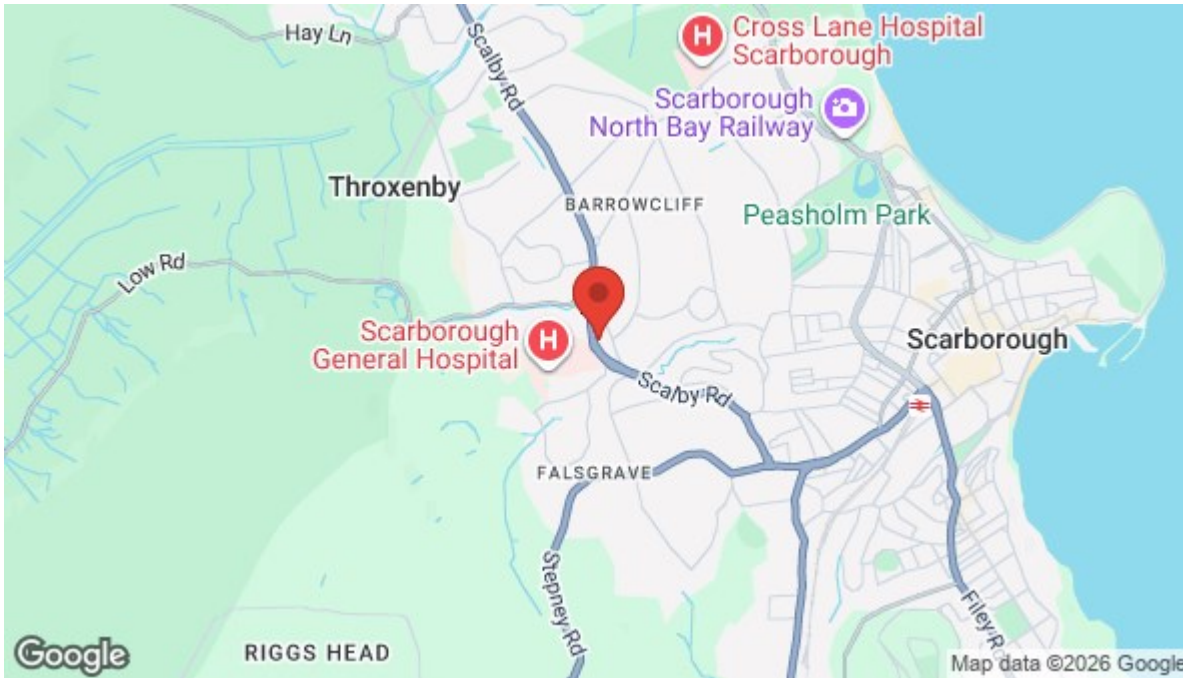
Reduced headroom

..... Below 5 ft/1.5 m

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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>83</b> |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | <b>58</b>                  |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |



View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**