



23 Coniston Gardens, Scarborough, YO12 4JH

Guide Price £170,000

- *Spacious family home ripe for modernisation*
- *Well-proportioned bedrooms with versatile accommodation*
- *Driveway providing convenient off-street parking*
- *Possibility to make a large family area downstairs*
- *Family kitchen and contemporary bathroom facilities*
- *Located in a sought-after residential area close to local amenities*
- *Bright and welcoming living spaces throughout*
- *Attractive enclosed rear garden, ideal for outdoor entertaining*
- *Excellent access to schools, transport links and the Scarborough coastline*

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A spacious threebedroom semi-detached home occupying a generous plot in a popular residential location. Offering well-proportioned accommodation, a modern shower room, private driveway, and an extensive mature rear garden, the property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own style. Ideally suited to first-time buyers, downsizers or investors, this is a property with outstanding potential in a sought-after setting.



Council Tax Band: C



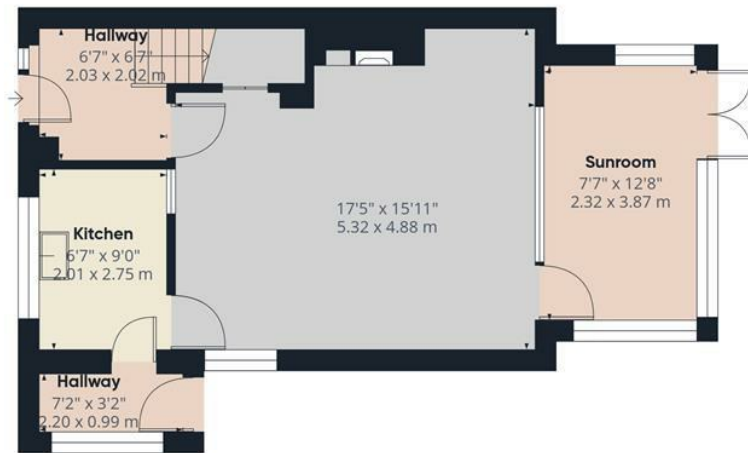
A superb opportunity to acquire a spacious three bedroom semi-detached home with excellent potential for modernisation occupying a generous plot within a popular residential location. Offering well-proportioned accommodation throughout, private driveway parking, a substantial rear garden, this property is ideal for first-time buyers, families, downsizers or investors seeking a home they can personalise to their own taste.

The accommodation briefly comprises a welcoming entrance hall leading to a bright and spacious lounge, a fitted kitchen, two well-proportioned double bedrooms, a third single bedroom and a modern shower room fitted with a contemporary walk-in shower enclosure. Both bedrooms enjoy pleasant open aspects, while the generous living space offers an excellent blank canvas for refurbishment and updating.

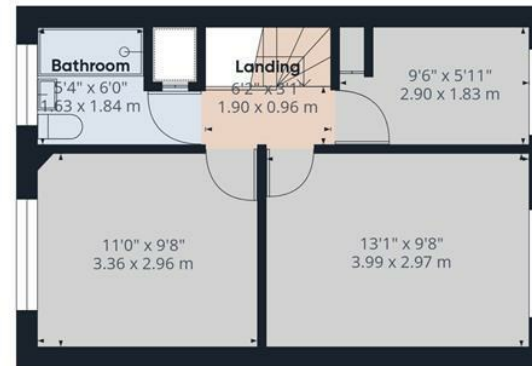
Externally, the property benefits from a private driveway providing off-street parking together with an attractive front garden. To the rear is a sizeable enclosed garden, enjoying a good degree of privacy with mature trees, established shrubs and ample space for landscaping, outdoor entertaining or extending the property, subject to the necessary planning permissions.

Requiring cosmetic improvement throughout, this is an exciting opportunity to create a wonderful home in a sought-after residential setting. Early viewing is highly recommended to appreciate the space, potential and generous gardens this property has to offer.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1009 ft²

93.7 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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