



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

12 Hawson Close, Scarborough

Guide Price £150,000



- TWO BEDROOM SEMI-DETACHED BUNGALOW
- POPULAR CUL DE SAC OSGODBY VILLAGE LOCATION
- NO ONWARD CHAIN
- FRONT & REAR GARDENS
- OFF-STREET PARKING & GARAGE
- IDEAL RENOVATION PROJECT

We are delighted to present this charming two bedroom semi-detached bungalow, ideally situated in a sought-after cul de sac within the popular village of Osgodby.

Offered with no onward chain, this property provides an excellent opportunity for those seeking a renovation project with fantastic potential. The well-proportioned layout features a welcoming entrance hall leading to a spacious lounge, perfect for relaxing or entertaining guests. The kitchen offers ample scope for modernisation, allowing you to create a bespoke culinary space tailored to your needs. Both bedrooms are generously sized, providing comfortable accommodation for family or guests, while the bathroom is conveniently positioned to serve both rooms. The bungalow's versatile layout and generous room sizes offer a superb canvas for refurbishment, making it well-suited to those wishing to personalise their next home.

Additional benefits include off-street parking and a garage, ensuring practicality for every-day living. Set in a peaceful residential location, this bungalow is within easy reach of local amenities and transport links, making it ideal for both downsizers and first-time buyers alike.

Early viewing is highly recommended to fully appreciate the potential and lifestyle this property has to offer. Arrange your viewing today.

Council Tax band: TBD

Tenure: Freehold



**Entrance Hall:**

UPVC double glazed door with glass side panel. Radiator. Smoke Detector. Central heating thermostat control. Loft hatch.

**Lounge:**

17' 5" x 10' 10" (5.30m x 3.30m)

**Kitchen:**

13' 1" x 7' 7" (4.00m x 2.30m)

**Bedroom 1:**

11' 6" x 10' 10" (3.50m x 3.30m)

**Bedroom 2:**

8' 2" x 10' 10" (2.50m x 3.30m)

**Bathroom/Wet Room**

7' 3" x 5' 3" (2.20m x 1.60m)

**Outside:**

Front open plan lawned garden. Driveway and parking. Single garage concrete sectional with up and over door and side window. Rear garden with raised seating area and path surrounding.

**Services:**

Mains electric, gas and water connected. Telephone point subject to British Telecom Regulations. Gas central heating. Prospective tenants are advised to make their own enquiries with regard to these.

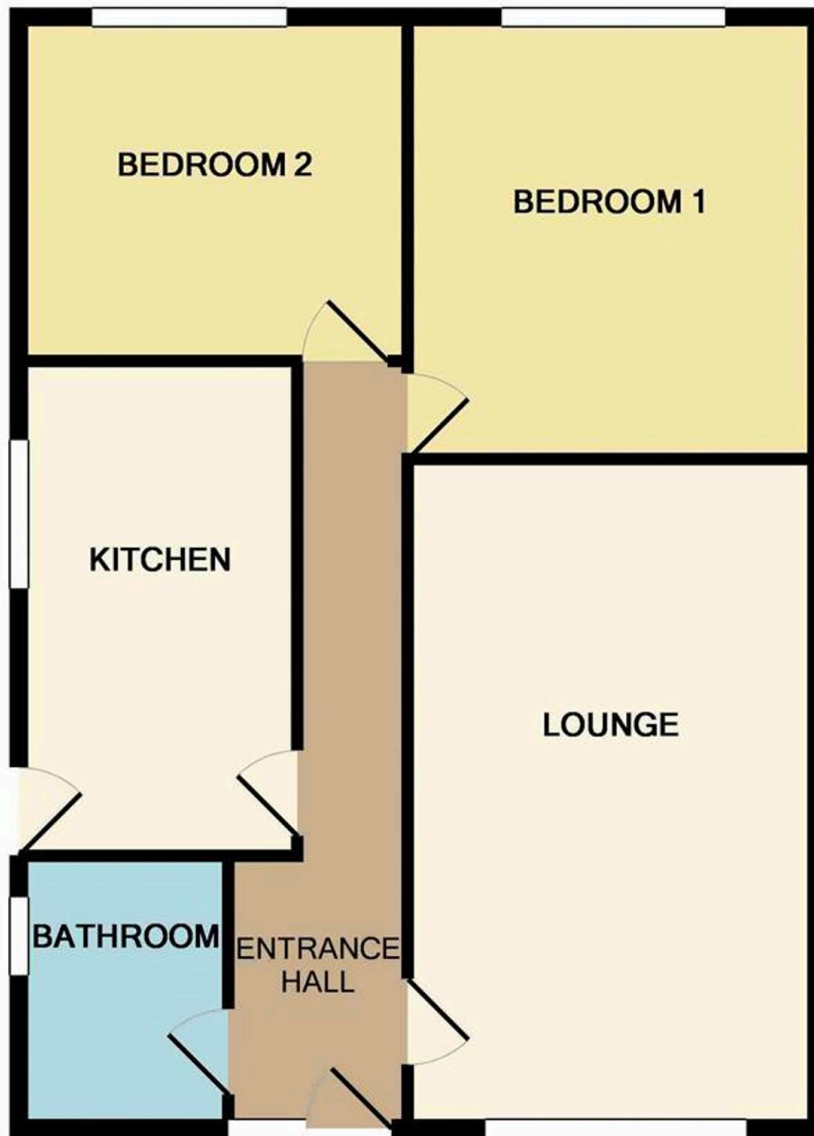
**HMRC DISCLAIMER**

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

**Details Prepared**

AB190326





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Interested?

Contact our friendly team today  
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132