



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



OFFERS IN REGION OF £210,000

11 OSBORNE PARK, SCARBOROUGH, NORTH YORKSHIRE, YO12 5QF, YO12 5QF

- Semi-Detached House
- Elevated Position
- Three Bedrooms
- Two Reception Rooms

SITUATED IN AN ELEVATED POSITION FROM THE ROAD THIS WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE WOULD MAKE A LOVELY FAMILY HOME IN A CONVENIENT LOCATION. TWO LARGE RECEPTION ROOMS, RECENTLY UPGRADED BATHROOM, MODERN KITCHEN, PERIOD CHARM AND TERRACED GARDENS.



TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

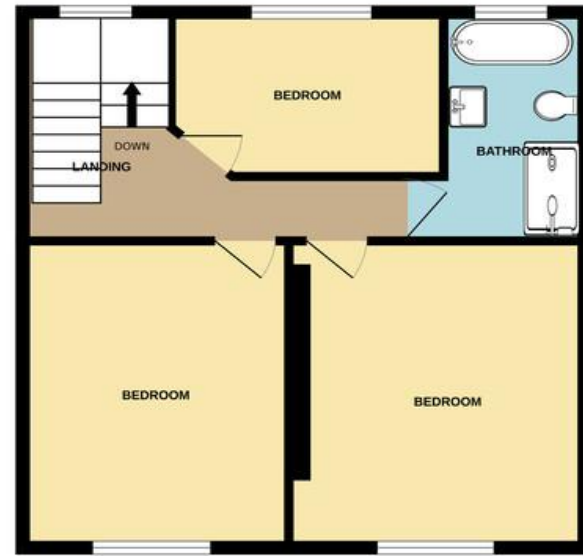
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



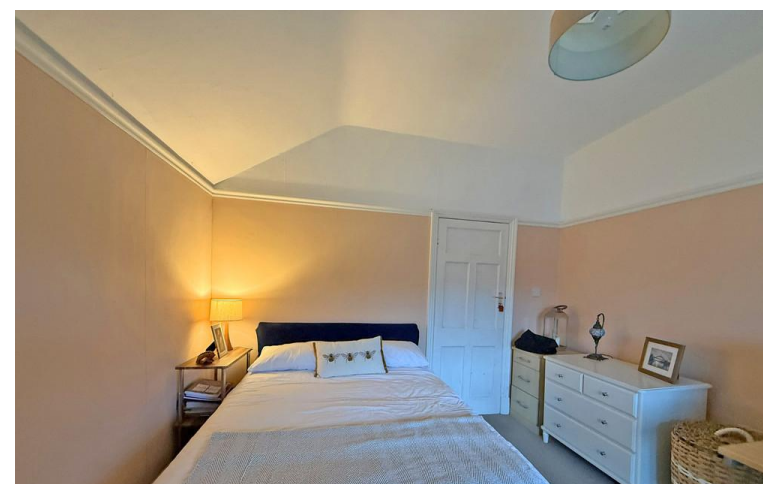
TOTAL FLOOR AREA: 1039 sq.ft. (96.6 sq.m.) approx.

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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Property Description

This smart property when briefly described comprises, entrance hall, bay fronted dining room, lounge with patio doors leading to the raised decking area a modern kitchen and walk in pantry to the ground floor. On the first floor are three well-appointed bedrooms and a stunning house bathroom with a separate shower and roll top bath. Terraced gardens to the front and rear of the property.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
15' 4" x 12' (4.67m x 3.66m)

DINING ROOM
14' x 11' (4.27m x 3.35m)

KITCHEN
14' x 7' 8" (4.27m x 2.34m)

FIRST FLOOR

LANDING

BEDROOM
13' x 12' (3.96m x 3.66m)

BEDROOM
13' x 11' (3.96m x 3.35m)

BEDROOM
11' x 7' (3.35m x 2.13m)

BATHROOM

OUTSIDE

GARDENS