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**32 Broadway, Scarborough**  
Offers in Region of **£149,995**



## 32 Broadway

Scarborough, Scarborough

- Gardens and Off street parking to the front
- Two double bedrooms
- Generous Lounge and Kitchen plus Conservatory
- Semi detached house located in a popular North side location
- Offered with Vacant possession and No onward chain

Nestled in the charming area of Broadway, Scarborough, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a tranquil retreat. The property boasts a generous lounge that invites relaxation, complemented by a well-appointed kitchen and a bright conservatory, perfect for enjoying the garden views throughout the seasons.

With two spacious double bedrooms, this home offers ample space for comfortable living. The first-floor bathroom is thoughtfully designed, featuring both a bath and a separate shower, catering to all your needs. The property is further enhanced by its gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Parking is made easy with off-street parking available ensuring convenience for you and your guests. Located in a popular North side area, this home is well-positioned to take advantage of local amenities and the beautiful coastline that Scarborough is renowned for.

Offered with vacant possession and no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this semi-detached house is a wonderful choice that combines comfort, space, and a desirable location. Don't miss the chance to view this lovely home.

Council Tax band: TBD

EPC Energy Efficiency Rating: E





#### Entrance Hall

Dimensions: 2.2 x 0.9 (7'2" x 2'11").

#### Lounge

Dimensions: 5.0 x 3.6 (16'4" x 11'9").

#### Kitchen

Dimensions: 3.8 x 3.7 (12'5" x 12'1").

#### Conservatory

Dimensions: 3.8 max x 3.0 (12'5" max x 9'10").

#### First Floor Landing

Dimensions: 2.0 x 1.2 (6'6" x 3'11").

#### Bedroom One

Dimensions: 3.7 x 2.7 (12'1" x 8'10").

#### Bedroom Two

Dimensions: 3.6 x 2.9 (11'9" x 9'6").

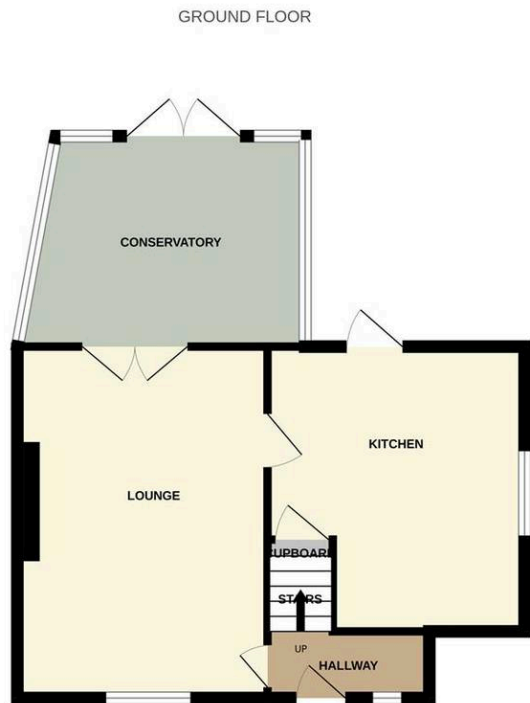
#### Bathroom

Dimensions: 2.6 x 1.9 (8'6" x 6'2").

#### Outside

The property benefits from gardens to the front, rear and side and Handy Off Street parking to the front.





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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