



3 Nightingale Lane

Scarborough, Crossgates, YO12 4TU

Guide Price £180,000



Ellis Hay are delighted to bring to the market this two-bedroom semi-detached house located in the popular area of Crossgates, Scarborough. With two well-proportioned bedrooms, this property is ideal for families or those seeking an investment opportunity.

When briefly described this property offers a Lounge, Kitchen, two Double Bedrooms, a Bathroom and a lawned area to the front and back. The property benefits from its close proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The nearby coastal town of Scarborough offers a wealth of attractions, from beautiful beaches to vibrant entertainment options, ensuring there is always something to do.

We think this semi-detached home presents a wonderful opportunity for anyone looking to settle in a friendly atmosphere while still being close to the bustling life of Scarborough - this property is not to be missed.

Please call our friendly sales team on 01723 350077 to arrange a viewing.



Porch

Leading to

Lounge 21'3" x 11'6" (6.48 x 3.53)

Front facing UPVC windows, laminate flooring throughout, overhead lighting and radiator.

Kitchen 11'6" x 7'7" (3.53 x 2.32)

Rear facing UPVC window, laminated flooring throughout, part tiled and a range of base, drawer and wall units. Plumbing for washing machine, space for a free standing fridge freezer, electric oven and extractor fan above.

Bedroom 1 11'6" x 11'4" (3.53 x 3.47)

Rear facing UPVC window, carpeted throughout, overhead lighting, radiator and small storage cupboard.

Bedroom 2 11'6" x 9'11" (3.53 x 3.04)

Front facing UPVC window, carpeted throughout, overhead lighting and radiator.

Bathroom 5'11" x 5'7" (1.82 x 1.71)

Side facing frosted window, laminated flooring throughout, WC and basin. Part tiled with shower over bath and heated towel rail.

Outside

To the front of the property a driveway leading to the front door with lawned area.

At the rear of the property is a lawned garden, paved patio with storage shed to the side.

Directions

What 3 Words
relations.joked.miracles

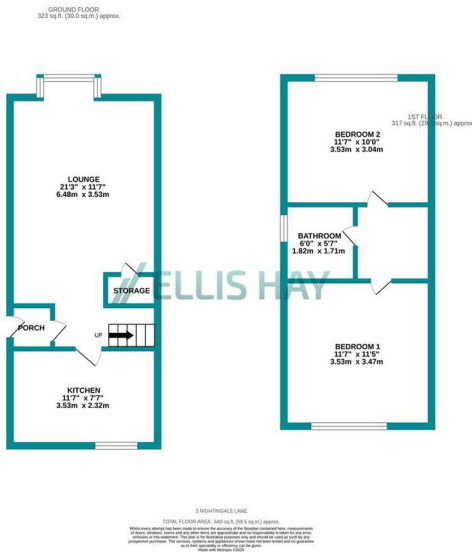
Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

Council Tax Band: B

Tenure: Freehold



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