



Sea View Gardens, Scarborough

- Two Bedrooms
- Garage
- Front and Rear Gardens,
- Off Road Parking
- Village Location

Offers In Excess Of £180,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Sea View Gardens, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this WELL PRESENTED SEMI DETACHED bungalow offering TWO DOUBLE BEDROOMS, FRONT and REAR GARDEN and OFF ROAD PARKING. Benefitting from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and GARAGE creating the ideal home for a range of buyers.

This light and airy abode briefly comprises of: Entrance hall, large lounge with space for dining, kitchen, conservatory with plumbing for washing machine, double bedroom and family bathroom with four piece suite. The first floor presents your with a further double bedroom, dressing room and WC. To the outside of the property you are greeted with a laid to lawn rear garden, patio area and access into the garage. The front welcomes you with a laid to lawn front garden, off road parking and garage.

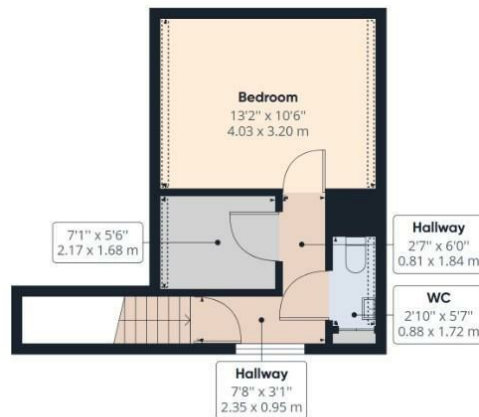
Osgodby village is approximately 1/4 mile from Cayton, the village has a range of local services and facilities including local shop and public house and is on a well serviced public transport route.

Internal viewings are highly recommended!





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 863.24 ft²
 80.20 m²

Reduced headroom
 24.65 ft²
 2.29 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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