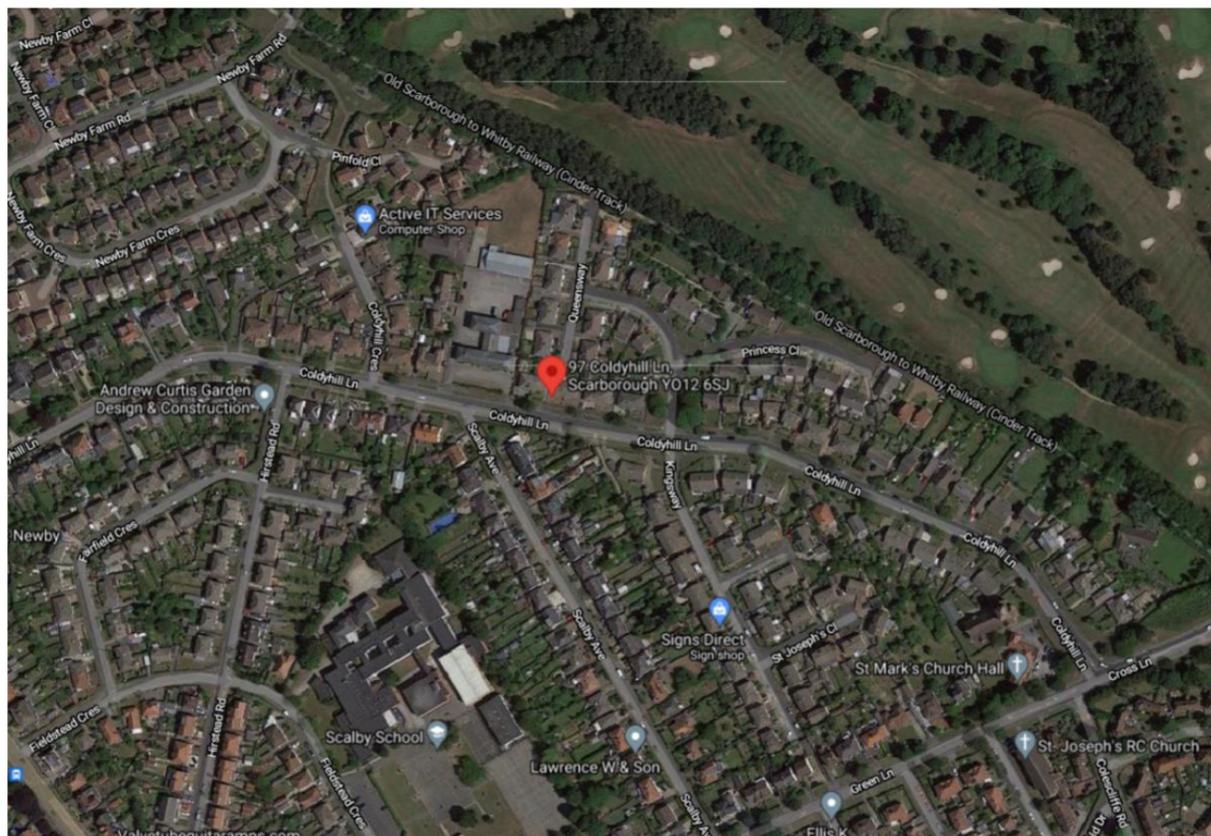


97 Coldyhill Lane, Scarborough

£225,000



Full EPC information available on request.

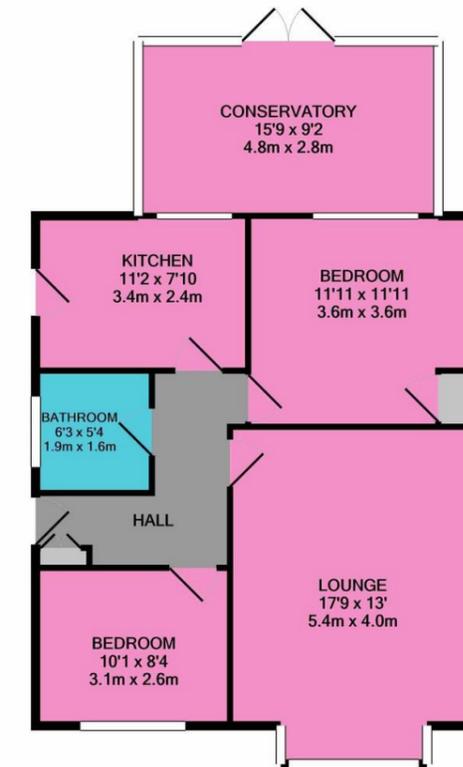
Please note that under the Property Misdescriptions Act 1991 we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



- Semi detached bungalow in Newby
- Spacious sitting room
- Modern kitchen
- 2 Double sized bedrooms
- Contemporary bathroom
- Loft room with velux
- Conservatory
- Low maintenance patio and garden

We are pleased to offer for sale this well maintained 2 BEDROOM SEMI DETACHED BUNGALOW with GARAGE and DRIVEWAY, as well as a LOFT ROOM and CONSERVATORY. The property is offered for sale with NO ONWARD CHAIN.

The home briefly comprises of an entrance hall, spacious sitting room with feature fireplace and bay window. Modern fitted kitchen with shaker style units and space for washing machine and fridge freezer. Master bedroom is to the rear of the property overlooking the private patio area. To the front of the home is a second double sized bedroom. The contemporary bathroom has recently been updated and comprises a jacuzzi bath, with shower over, sink and toilet with stylish tiling. The conservatory stretches across the rear of the home and has double doors giving access onto the block paved patio area. Externally, the front garden is laid to gravel for easy maintenance. The driveway is block paved and has space for numerous vehicles. The garage is fitted with electric and is currently used as a workshop. Additional storage is provided in the timber shed. The rear garden area is block paved and provides a private patio area.



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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