



30 Hatterboard Drive, Scarborough YO12 6NQ
Asking Price £165,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Semi Detached Home
- Two Reception Rooms plus Conservatory
- Three Bedrooms
- Good Sized Rear Garden
- Gas heated and Double Glazed
- No Onward Chain

+++We are please to offer to the market this well proportioned three bedroom semi detached home situated on this pretty tree lined street offered to the market with no onward chain.+++

Situated on this pretty tree lined street is this well proportioned three bedroom semi detached family home with generously sized garden. Of course this property benefits from UPVC double glazing, gas central heating and is offered with the added benefit of no onward chain. The accommodation when briefly described comprises; entrance hall, rear garden facing sitting room, rear garden facing dining room, Conservatory, fitted kitchen, side hallway with two storage areas and utility room, on the first floor, master bedroom, bedroom two (also a double), bedroom three and family bathroom. Outside to the front is a gravelled garden with enclosed by fence and hedge boundaries. To the rear is a large garden laid mainly to lawn fully enclosed by fencing. In our opinion these homes are always popular for families and buy to let investors and with the added benefit of no onward chain it is sure to appeal to serious buyers.





Entrance Hall

Lounge
13'9" x 10'9"

Dining Room
11'5" x 10'9"

Conservatory
9'10" x 9'6"

Kitchen
12'1" x 6'10"

Utility
7'6" x 6'10"

Store
7'2" x 5'6"

WC
6'6" x 2'3"

Bedroom One
13'9" x 10'9"

Bedroom Two
11'9" x 10'9"

Bedroom Three
10'5" x 6'10"

Bathroom
6'10" x 6'2"

Outside

The property has gardens to the front and rear of the property.

Tenure

Freehold

EPC And Council Tax

EPC - D

Council Tax B

Details prepared by/ Date

GV 20/03/24



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

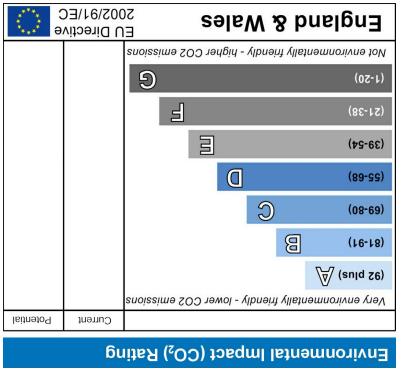
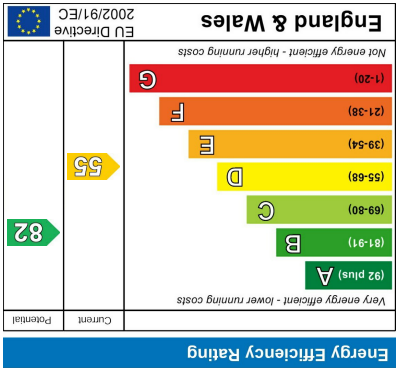
t. 01723 352235

e. sales@cphproperty.co.uk

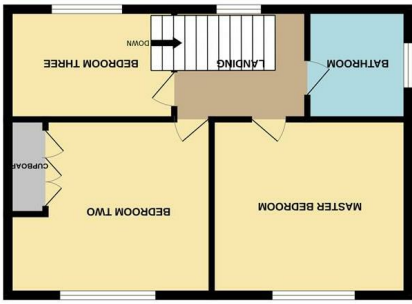
www.cphproperty.co.uk

CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



GROUND FLOOR (67.1 sq.m.) approx.



1ST FLOOR (456 sq.ft. (42.3 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 operation or efficiency can be given.

Made with floorplan ©2024

TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

