



18 Southgate, Scarborough, YO12 4NB

Asking Price £220,000

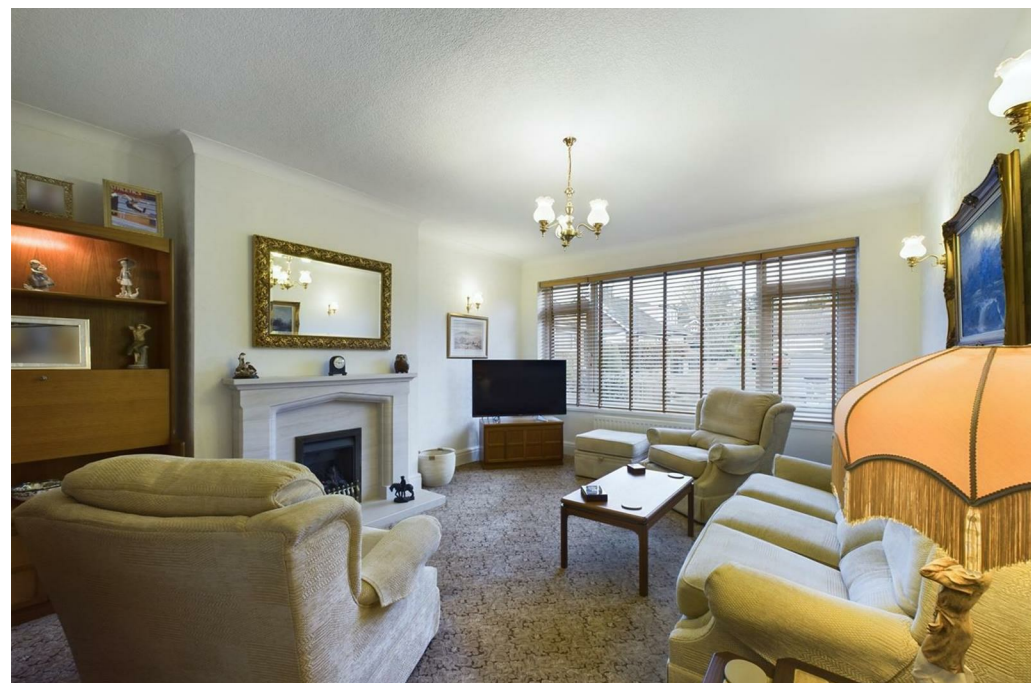
- SEMI-DETACHED BUNGALOW
- BLOCK PAVED DRIVEWAY
- THREE-PIECE SHOWER ROOM
- IDEAL PURCHASE FOR A NUMBER OF BUYERS
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDENS
- WELL PRESENTED THROUGHOUT
- TWO OCCASIONAL ROOMS ACCESSED VIA LOFT LADDER
- BRICK BUILT GARAGE WITH LIGHT AND POWER
- HIGHLY SOUGHT AFTER CUL DE SAC

18 Southgate, Scarborough YO12 4NB

Andrew Cowen Estate Agents are proud to welcome to the market this IMMACULATELY PRESENTED, TWO BEDROOM SEMI-DETACHED BUNGALOW with the added benefit of TWO, FIRST FLOOR OCCASIONAL ROOMS, GARAGE, DRIVEWAY and LOW MAINTENANCE GARDENS to the front and rear of the property.



Council Tax Band: C



The accommodation briefly comprises; entrance porch leading into the kitchen/dining area with a range of oak base and wall cabinets, plus integrated fridge/freezer and extractor fan. There is an inner hallway which provides access into the bright and airy lounge space with feature, marble fireplace with gas fire insert. The property also boasts two neutrally decorated double bedrooms to the ground floor as well as a three-piece shower room with separate shower cubicle. To the first floor, there are two occasional rooms accessed via a loft ladder, one of which currently occupies as a double bedroom and one as a study, which provides ample storage space.

Externally, the property boasts an enclosed, block paved garden and a driveway to the front providing off-street parking. There is a detached, brick garage with light and power, which has the benefit of a fiber-glassed roof installed recently, and a shed with light and power. There is a brick, coal store to the rear which houses the boiler.

Southgate is a pleasant cul-de-sac of bungalows located in the popular area of Crossgate's between Seamer village to the West and Eastfield to the East and just a few miles from Scarborough. Numerous facilities can be found at both Seamer and Eastfield including: public houses, shops, Morrison's Supermarket and with good transport links particularly Seamer railway station and easy access to the A64 Scarborough to York road.

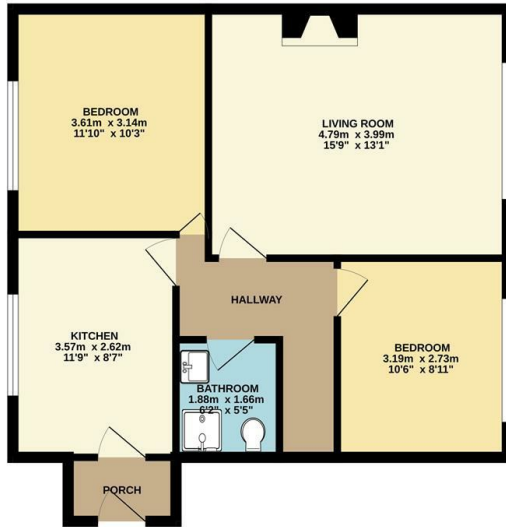
Viewing is a must to appreciate the space, position and presentation that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!







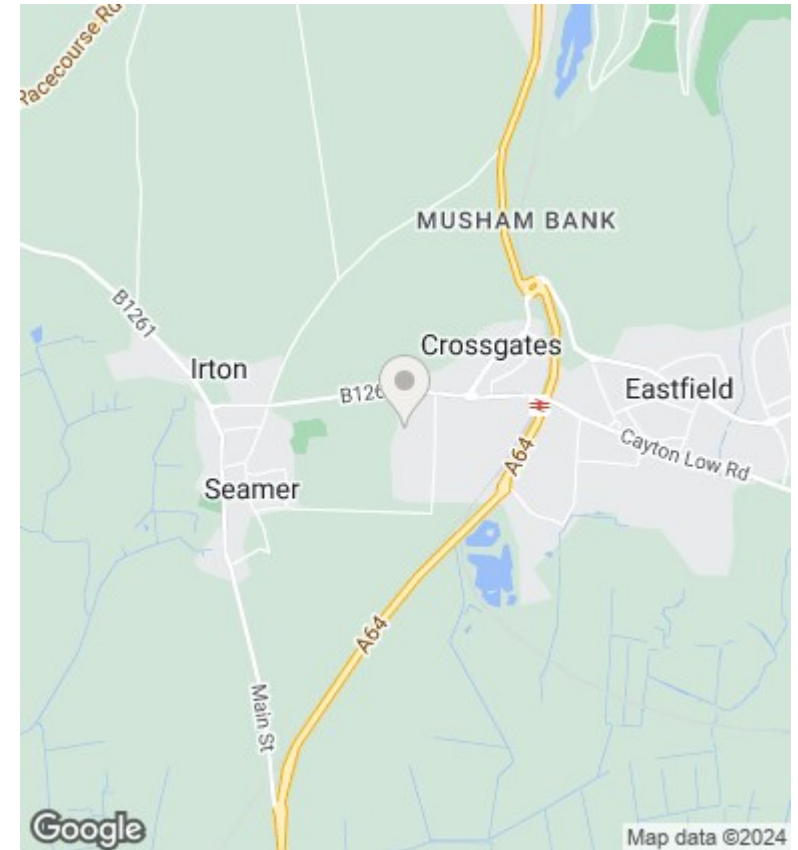
GROUND FLOOR
58.1 sq.m. (626 sq.ft.) approx.



1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA: 85.8 sq.m. (923 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an appointment.**

Council Tax Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	