



62 Box Hill, Scarborough, YO12 5NG

£315,000

- *DETACHED PROPERTY*
- *STUDY*
- *STONE BUILT GARAGE*
- *HIGHLY SOUGHT AFTER AREA*
- *FOUR BEDROOMS*
- *TWO BATHROOMS*
- *DRIVEWAY*
- *SEPARATE W/C*
- *LANDSCAPED GARDENS TO FRONT AND REAR*
- *BALCONY FROM THE MASTER BEDROOM*

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Andrew Cowen Estate Agents are delighted to be presenting to the market this SIZABLE, FOUR BEDROOM DETACHED PROPERTY which is offered to the market with NO ONWARD CHAIN, located in a DESIRABLE AREA of Scarborough. The home provides GENEROUS ACCOMMODATION THROUGHOUT, with ADAPTABLE RECEPTION ROOMS, GARAGE, BALCONY and MAINTAINED GARDENS.



Council Tax Band: E



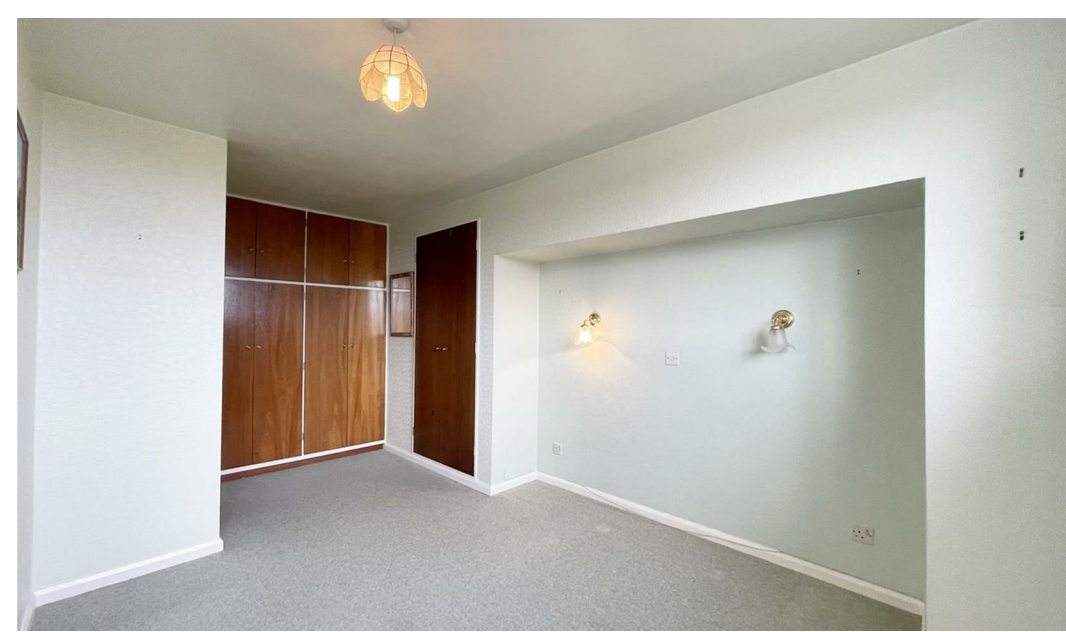
The accommodation comprises briefly; spacious living area with feature stone chimney breast and through dining space, boasting sliding french doors which lead out into the rear garden. The property features a generously sized kitchen with a range of fitted base and wall units, plus ample worktop space. There is one double bedroom to the ground floor and a large study room, with the added benefit of a separate downstairs W/C plus wet room To the first floor, there are two further double bedrooms and a single room, with the master bedroom featuring built in, oak storage cupboards and a balcony overlooking the front of the property. There is also a three-piece shower room with separate shower cubicle to the first floor.

Externally, the property offers landscaped gardens to the front and rear, with the rear garden being set across three tiers with patio and decked areas, ideal for outdoor dining. There is also a driveway and garage to the front of the property.

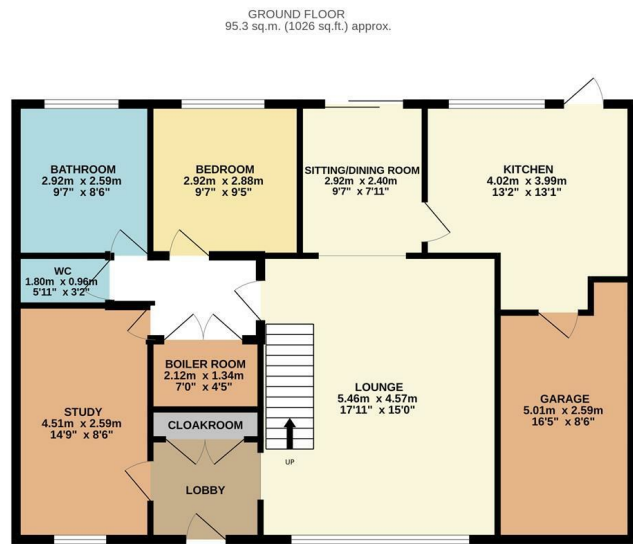
Box Hill is a well sought after area being of individual build approached by the desired Stepney Road and is well placed for a choice of local schools, Scarborough Sixth Form College, Scarborough hospital and is on a regular bus route into Scarborough's Town Centre making this property well suited to purchasers of all ages.

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









TOTAL FLOOR AREA : 136.3 sq.m. (1,467 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewings

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

Council Tax Band E

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