



44 Pinewood Drive, Scarborough, YO12 5JP

Asking Price £310,000

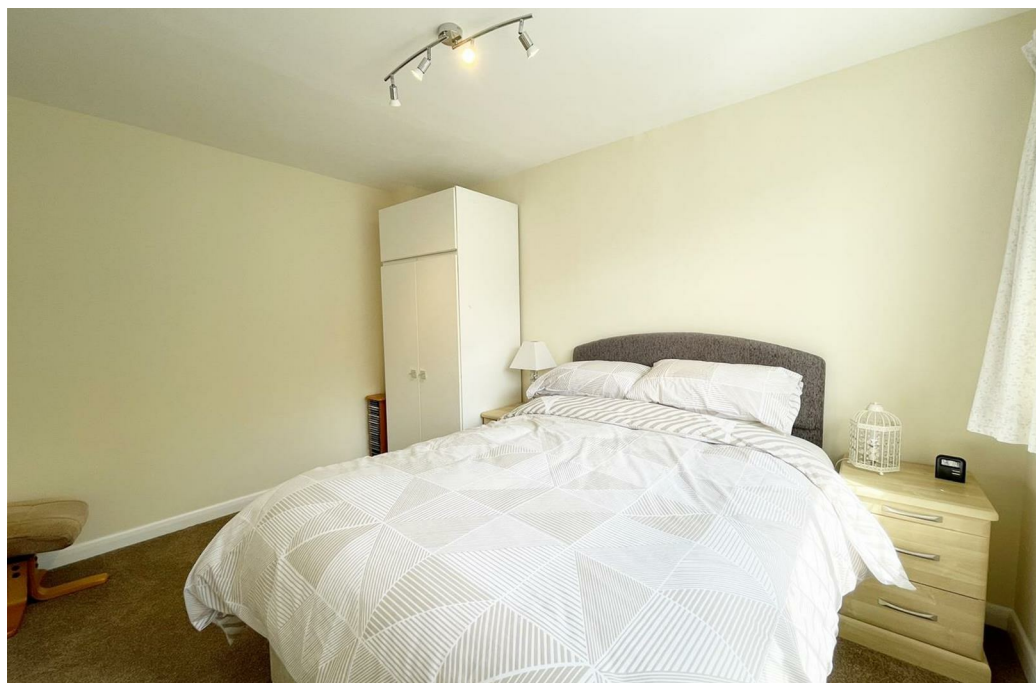
- *DETACHED PROPERTY*
- *THREE GOOD SIZED BEDROOMS*
- *LANDSCAPED GARDENS*
- *SPACIOUS LOUNGE WITH THROUGH DINING SPACE*
- *OFF STREET PARKING*
- *BRICK GARAGE*
- *GREAT LOFT SPACE*
- *IDEAL LOCATION*

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A FANTASTIC, THREE/FOUR BEDROOM DETACHED FAMILY HOME which is enviably located within the popular MANOR ROAD area of Scarborough and is in proximity to SCARBOROUGH HOSPITAL. The property boasts a GENEROUS LOUNGE THROUGH DINER, DOWNSTAIRS WC, OFF-STREET PARKING, GARAGE and LAWNED GARDENS.



Council Tax Band: D



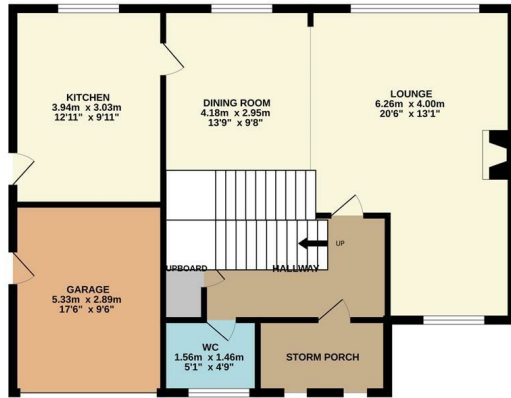
The living accommodation comprises in brief on the ground floor; porch area leading into a welcoming entrance hall with stairs to the first floor and understairs storage, a downstairs WC, a spacious lounge with feature fireplace, providing access into the through dining area, and a fitted kitchen with a range of wall/base units and an integrated fridge/freezer. The first floor currently boasts three good-sized bedrooms with fitted storage units, however this was previously a four bedroomed property and the current vendor has adapted the accommodation to suit their needs. There is also a four-piece family bathroom suite with walk in shower. There is excellent loft space which is perfect for storage purposes and more. Externally, to the front of the property lies a driveway which provides off-street parking and access to the brick built garage with electric door. To the rear, there is a generous garden which is beautifully presented with lawn.

From this superb central location the house makes for an excellent family home providing excellent access to a wealth of amenities and attractions including Scarborough hospital, a choice of junior and secondary schools and Scarborough Sixth Form plus a supermarket, Manor Road Park and the old railway line.

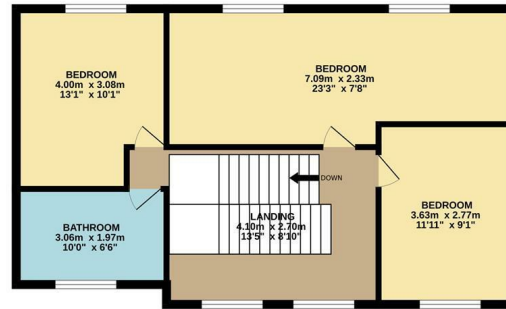
Viewing is highly recommended to appreciate the space and all



GROUND FLOOR
73.3 sq.m. (789 sq.ft.) approx.



1ST FLOOR
58.4 sq.m. (628 sq.ft.) approx.



TOTAL FLOOR AREA: 131.7 sq.m. (1417 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Directions

Viewings

Viewings by arrangement only.
Call 01723 377707 to make an appointment.
Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	