



## *247 Overdale, Eastfield, Scarborough, YO11 3RE*

*£165,000*

- SEMI DETACHED FAMILY HOME
- KITCHEN/DINER
- GARAGE
- TENANT CURRENTLY IN SITU
- THREE BEDROOMS
- THREE PIECE FAMILY BATHROOM SUITE
- ENCLOSED REAR GARDEN
- BRIGHT AND AIRY FRONT FACING LOUNGE
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

## 247 Overdale, Scarborough YO11 3RE

**Andrew Cowen Estate Agents welcome to the market this THREE BEDROOM, SEMI-DETACHED FAMILY HOME complete with OFF-STREET PARKING, ENCLOSED REAR GARDEN and GARAGE. This property is located close to a WEALTH OF AMENITIES and would appeal to a NUMBER OF BUYERS, including those looking to make their NEXT MOVE.**



Council Tax Band: B

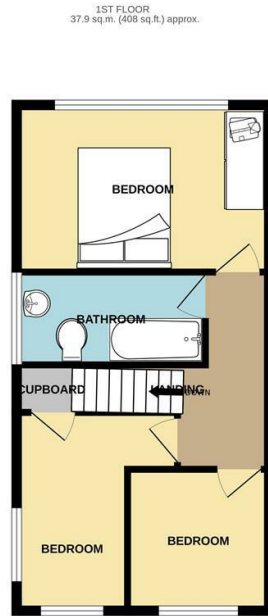
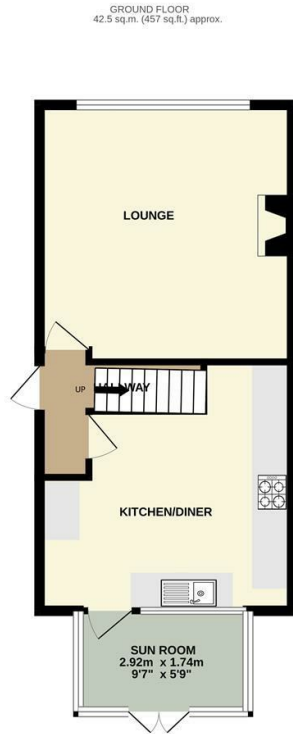


*This property briefly comprises; entrance hallway leading into the spacious fitted kitchen/diner with a range of base and wall units plus ample worktop space, with a range of integrated appliances including oven, hob and extractor fan. There is a sun room from the kitchen which overlooks the rear garden, perfect for a bistro dining set or to be used as a storage facility. There is a spacious, front facing lounge which allows plenty of natural light to flood through. To the first floor, there are three bedrooms with a three-piece family bathroom suite with overhead shower. This property benefits from a boarded loft room, perfect for storage. Externally, this property boasts an enclosed, lawned rear garden, a driveway to the front with a car port, providing plenty of off-street parking, plus a brick built garage.*

*Situated on the border of Eastfield and Osgodby, the property provides excellent access to a wealth of amenities including a Doctor's surgery, Post Office, eateries, supermarkets, schools and a little further away lies lovely scenic walks at Cayton Bay and Cornelian Bay. The property is also located on a regular bus route which provides easy commuting to and from Scarborough Town Centre.*

*Viewing is highly recommended to appreciate the space and position that this family home has to offer. Please call our friendly Sales Team on 01723 377707 today!*



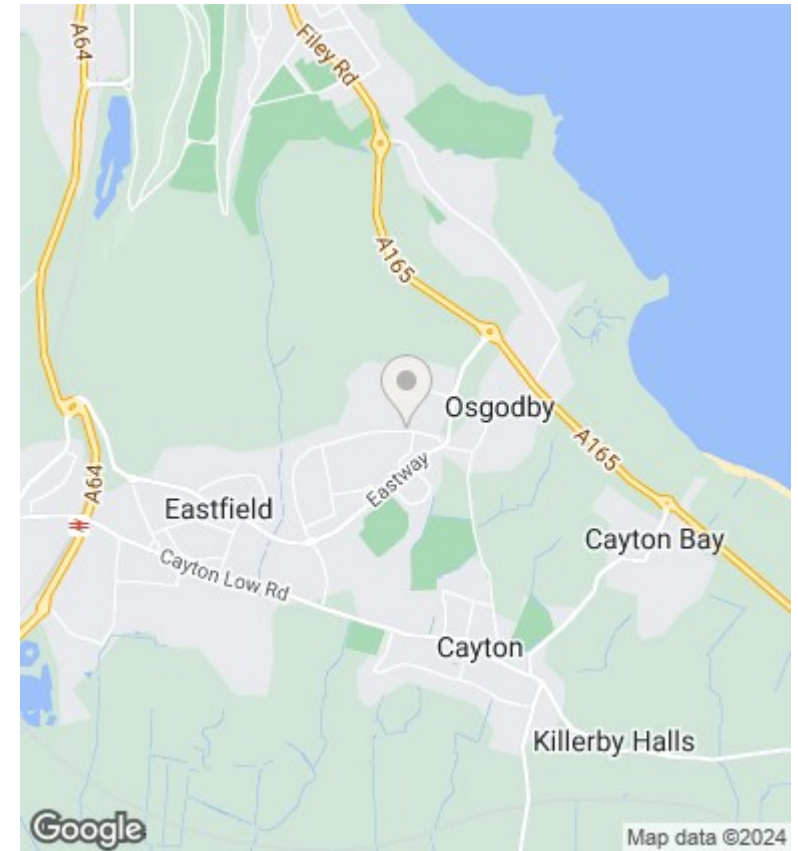


TOTAL FLOOR AREA: 80.4 sq.m. (866 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Viewings

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

**Council Tax Band B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	