



## *30 The Garlands, Scarborough, YO11 2SU*

*£235,000*

- *SEMI-DETACHED BUNGALOW*
- *OFF-STREET PARKING*
- *ENCLOSED REAR GARDEN*
- *APPEALING TO THOSE LOOKING TO DOWNSIZE*
- *TWO DOUBLE BEDROOMS*
- *RECENT FULL RE WIRE*
- *MASTER BEDROOM WITH EN SUITE*
- *SINGLE GARAGE*
- *WHITE GOODS INCLUDED*
- *FABULOUS SOUTH SIDE LOCATION*

## 30 The Garlands, YO11 2SU

**Andrew Cowen Estate Agents are pleased to welcome to the market this TWO BEDROOM, SEMI-DETACHED BUNGALOW ideally located to the SOUTH SIDE of SCARBOROUGH, BOASTING OFF-STREET PARKING, SINGLE GARAGE and an ENCLOSED, REAR GARDEN, this property would appeal to a NUMBER OF BUYERS including those looking to DOWNSIZE or MAKE THEIR MOVE TO THE COAST.**



Council Tax Band: C



*This well presented accommodation briefly comprises; entrance hallway leading into the spacious, front facing lounge allowing plenty of natural light to flood through. There is a fitted kitchen/dining area with a range of hi-gloss units, integrated oven and microwave, hob and extractor fan, plus ample worktop space and patio doors leading out into the rear garden. There are two, good-sized double bedrooms, with the master bedroom boasting an en-suite shower room and the other featuring built in wardrobes, cabinets/dresser and overhead storage facilities. There is also a three piece shower suite. Externally, the property offers a private, enclosed tiered garden to the rear with lawn and patio area, ideal for outdoor dining. There is a driveway to the front providing off street parking, plus a single brick built garage.*

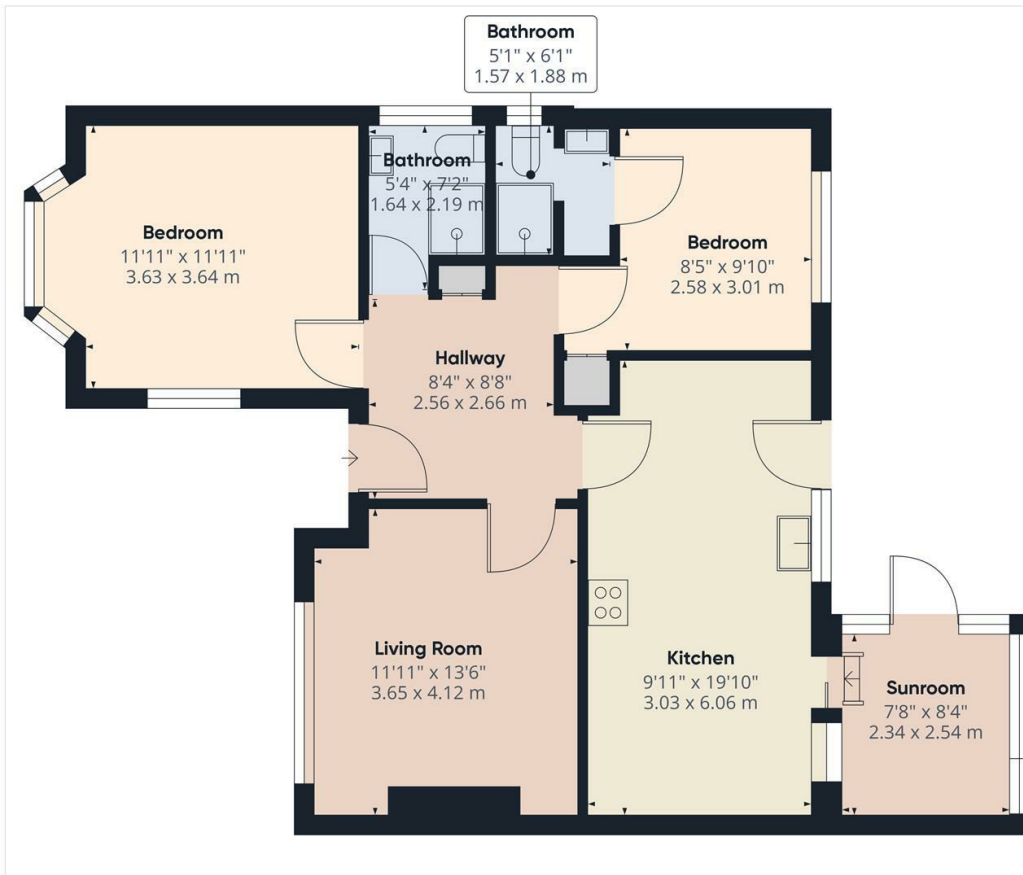
*The property has been fully rewired approximately 4 years ago, and benefits from UPVC windows and doors, There is a newly installed Combi boiler, fitted in 2019.*

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







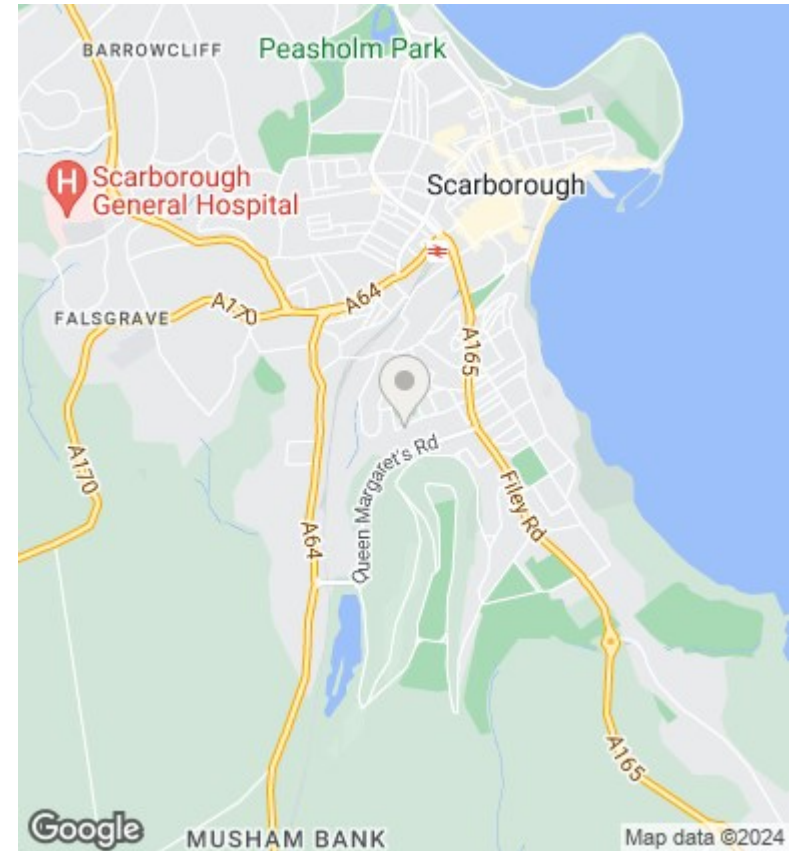


Approximate total area<sup>1)</sup>  
828.17 ft<sup>2</sup>  
76.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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	