



## *4 Barleycroft, Scarborough, YO11 3AR*

*£229,950*

- *SEMI DETACHED HOUSE*
- *ENCLOSED TIERED GARDEN*
- *THROUGH LOUNGE/DINING ROOM*
- *THREE BEDROOMS*
- *DRIVEWAY*
- *SOUGHT AFTER SOUTH SIDE LOCATION*
- *TWO RECEPTION ROOMS*
- *GARAGE*
- *IDEAL FAMILY HOME*

## 4 Barleycroft, Scarborough YO11 3AR

Andrew Cowen Estate Agents are proud to present to the market this **THREE BEDROOM, SEMI-DETACHED** property **BOASTING OFF STREET PARKING, GARAGE, ENCLOSED REAR GARDEN** and **TWO RECEPTION ROOMS**, located on the sought after **SOUTH SIDE** of Scarborough, close to a **WEALTH OF AMENITIES**. This property would suit a **HOST OF BUYERS**, including those looking for their perfect **FAMILY HOME**.



Council Tax Band: C



*This accommodation briefly comprises; entrance hallway leading into the through lounge/dining room with feature fireplace, with plenty of natural light flooding through. There are double patio doors which provide access out into the rear garden. There is a fitted kitchen with a range of base and wall units, plus ample worktop space. To the first floor, there are three good sized bedrooms and a three piece family bathroom suite with overhead shower. Externally, the property boasts an enclosed rear garden which is tiered with a lawned area and a paved area, ideal for outdoor dining. There is a driveway to the front with a garage providing plenty of off-street parking facilities.*

*The property is well located on Scarborough's South Cliff and provides excellent access to a choice of popular schools, colleges and a pre-school, as well as South Cliff golf club, gym, plus excellent coastal walks along the Cleveland way and down the Cayton Bay beach (ideal for those with dogs and children).*

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

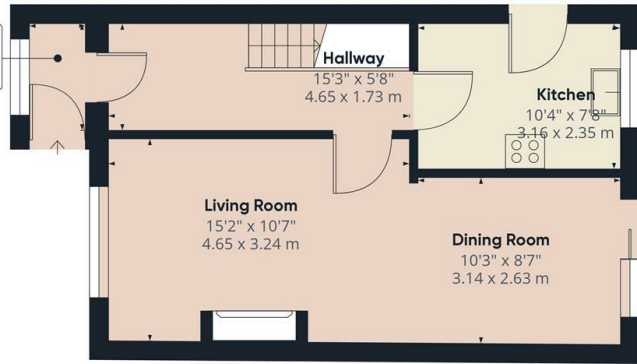




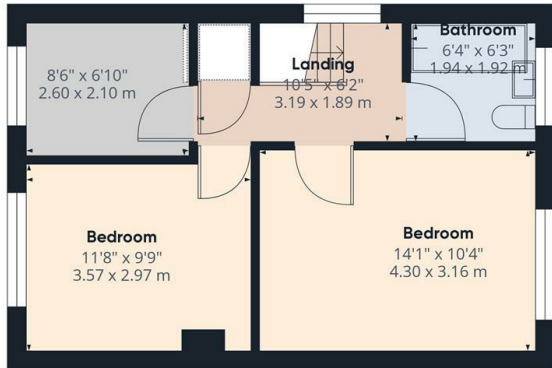




**Entry**  
3'3" x 5'9"  
0.99 x 1.76 m



Floor 0



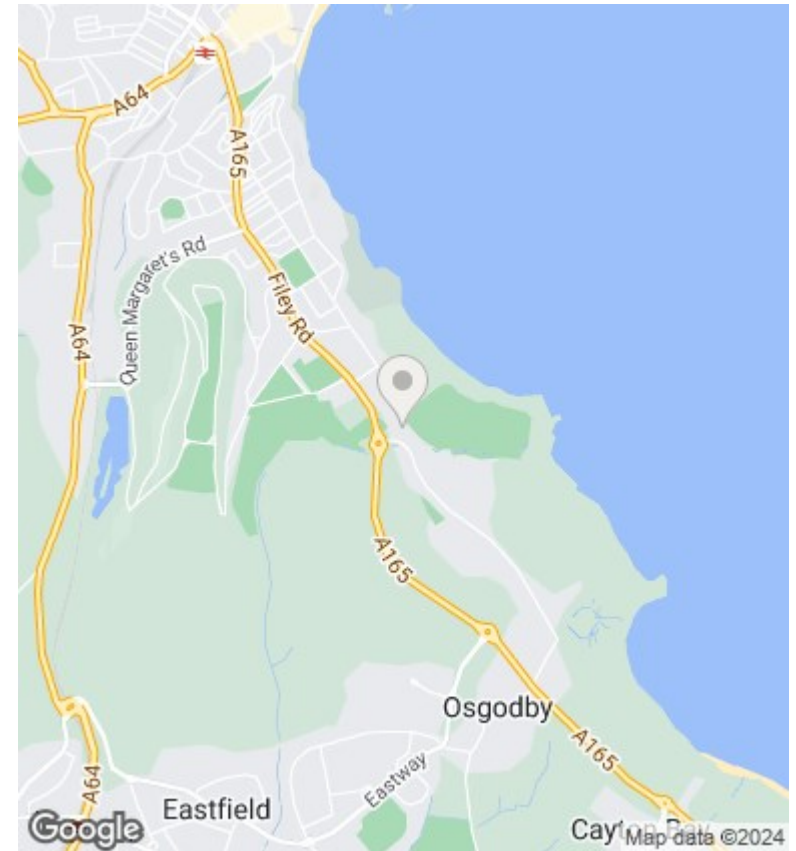
Floor 1

Approximate total area\*  
851.56 ft<sup>2</sup>  
79.11 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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	