



## *5 St. Lukes Crescent, Scarborough, YO12 6TD*

*£235,000*

- *SEMI-DETACHED DORMER BUNGALOW*
- *GARAGE*
- *TIERED GARDEN WITH PATIO AND LAWN*
- *HIGHLY SOUGHT AFTER LOCATION*
- *THREE DOUBLE BEDROOMS*
- *OPEN PLAN KITCHEN/DINING AREA*
- *DOWNSTAIRS SHOWER SUITE*
- *OFF STREET PARKING*
- *SNUG ROOM WITH LOG BURNING STOVE*
- *FAMILY BATHROOM*



## 5 St. Lukes Crescent, Scarborough YO12 6TD

*Andrew Cowen Estate Agents are proud to present to the market this ADAPTABLE, THREE BEDROOM, SEMI-DETACHED, DORMER BUNGALOW located in the HIGHLY SOUGHT AFTER AREA of Scalby Road. This property boasts A SNUG ROOM, OPEN PLAN KITCHEN/DINING AREA, OFF-STREET PARKING and TIERED GARDENS. This property would appeal to a NUMBER OF BUYERS, including those looking to MAKE THEIR NEXT MOVE.*



Council Tax Band: C



*This beautiful accommodation comprises briefly; entrance hallway leading into the spacious, open plan kitchen/dining area boasting plenty of wall and base units and integrated appliances, with separate snug featuring a log burning stove and built in cabinets, perfect for storage facilities, as well as double glazed patio doors leading out into the rear garden. There is a double bedroom to the ground floor as well as a separate lounge with feature fireplace which could be utilized as a further bedroom. There is also a shower room to the ground floor. To the first floor lies a master bedroom suite plus a three piece family bathroom suite. Externally, the property boasts a tiered garden to the rear with a lawned area and a patio area, ideal for outdoor dining, as well as a driveway and a garage to the front providing off-street parking and storage facilities.*

*Situated north of Scarborough in a well regarded residential area ideally positioned for a wide range of facilities and amenities including; supermarket, library, two Bank branches, chemist and doctors surgery, North Cliff Golf Club tennis courts and walking cycling trails. In addition principal schools, including Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital*

*This property would appeal to a number of buyers, including those looking to make their next move. 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!*















**Approximate total area<sup>(1)</sup>**

1170.83 ft<sup>2</sup>  
108.77 m<sup>2</sup>

**Reduced headroom**

10.95 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	