



26 Rowan Close, Scarborough, YO12 6NH
Offers Over £150,000



- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS LOUNGE THROUGH DINER
- LAWNED GARDENS TO THE FRONT AND REAR
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- POPULAR NORTH SIDE LOCATION
- IDEAL FIRST TIME BUY/BUY TO LET PROPERTY

Early internal viewing is a MUST for this THREE BEDROOM SEMI-DETACHED HOME which occupies a popular setting within Scarborough's sought after NORTH SIDE. The property would make a fantastic FIRST TIME BUY/BUY TO LET and benefits from TWO RECEPTION ROOMS, LAWNED GARDENS and is offered to the market with NO ONWARD CHAIN.

The accommodation comprises on the ground floor; entrance hall with stairs to the first floor, a generous lounge which has an opening to a dining room and a kitchen fitted with a range of wall/base units and a door to the rear garden. To the first floor of the property lies two double bedrooms, a further bedroom and a white three-piece bathroom suite. External to the property lies lawned gardens to the front and rear.

Being located within the ever popular North side area of Scarborough, the property affords excellent access to a wide range of amenities including local shops, 24hr garage, 'Proudfoots' supermarket, library, doctors & dental surgery, public house/restaurant and is also on a regular bus route into Scarborough plus the property also affords a choice of popular schools.

Viewing this property cannot be recommended enough to fully appreciate the space and setting on offer from this family home. If you wish to make a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk





ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Living Room

11'9" x 10'9"

Dining Room

12'1" x 9'10"

Kitchen

12'1" x 8'2" max

FIRST FLOOR

Landing

Bedroom One

12'5" max x 12'5" max

Bedroom Two

12'5" max x 9'10"

Bedroom Three

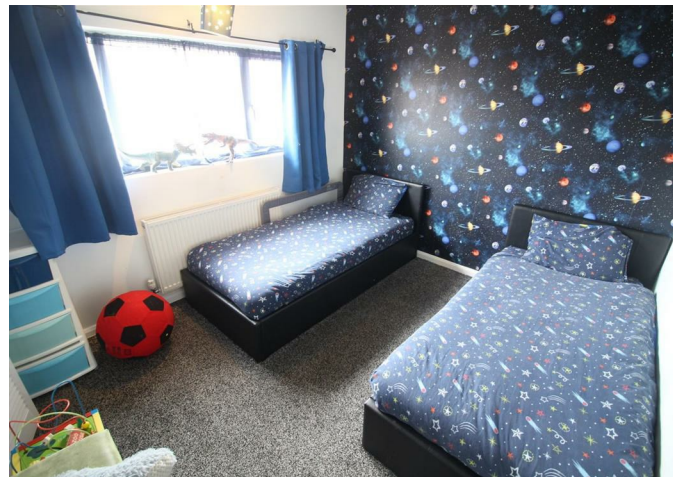
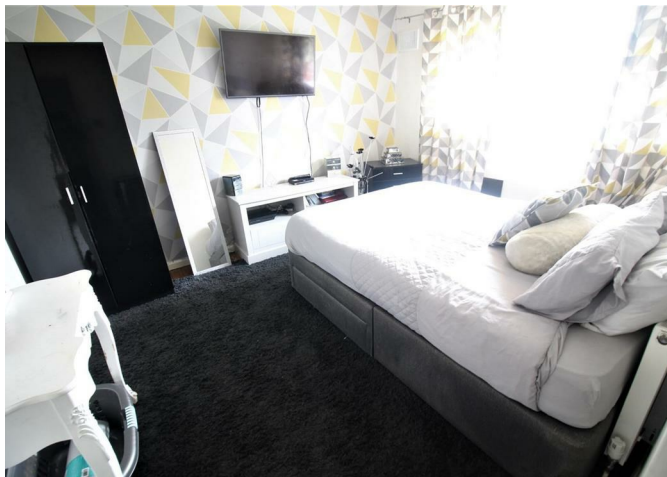
8'10" max x 8'10"

Bathroom

6'6" x 5'6"

Details Prepared

TLAB/080322



Interested? Get in touch:

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www.cphproperty.co.uk

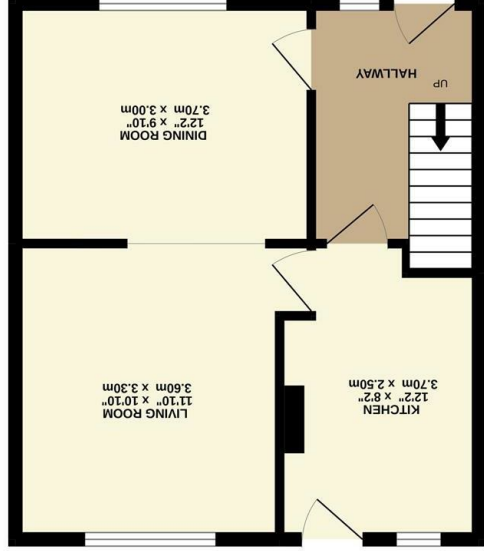
CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

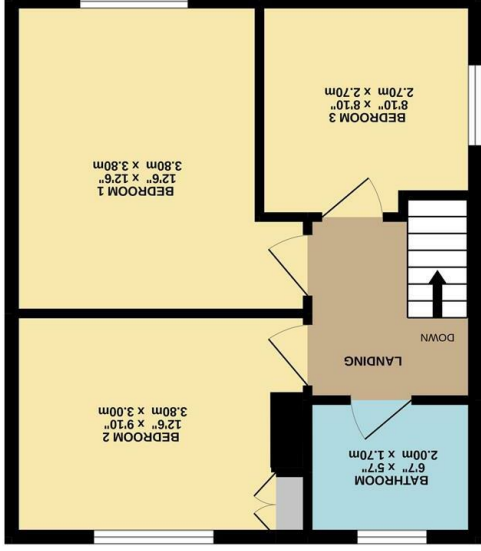


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 833 sq.ft (77.3 sq.m.) approx.



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



Energy Efficiency Rating		
	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	(92 plus) A	(1-20) G
	(81-91) B	(21-38) F
	(69-80) C	(39-54) E
	(55-68) D	(55-68) D
	(69-80) C	(55-68) D
	(81-91) B	(55-68) D
	(69-80) C	(55-68) D
	(55-68) D	(55-68) D
	(39-54) E	(55-68) D
	(21-38) F	(55-68) D
	(1-20) G	(55-68) D
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
Potential		
Current		
Environmental Impact (CO ₂) Rating		