



## *7 Edge Dell, Scarborough, YO12 4LL*

**Guide Price £210,000**

- THREE BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- NEWLY BUILT BRICK GARAGE WITH DRIVEWAY
- INTEGRATED APPLIANCES
- OPEN ASPECT FRONT AND REAR GARDEN
- NEW ROOF 2023
- UPVC DOUBLE GLAZING
- SUMMER HOUSE

# 7 Edge Dell, Scarborough YO12 4LL

Andrew Cowen Estate Agents welcome to the market this THREE BEDROOM SEMI DETACHED PROPERTY WITH NEWLY BUILT GARAGE with electric door, power and DRIVEWAY, conveniently situated to enable access to the A64, with GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING close to a NUMBER OF LOCAL AMENITIES and BUS ROUTES. This property boasts an OPEN PLAN MODERN FITTED KITCHEN AND DINING AREA, LARGE UTILITY AREA and ENCLOSED LANDSCAPED GARDEN TO THE REAR. This property would appeal to a HOST OF BUYERS.



Council Tax Band: B

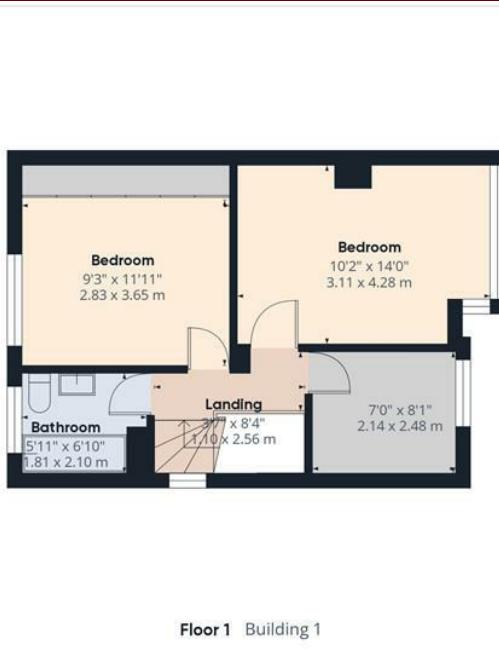


This property briefly comprises; entrance hallway leading to an open plan modern fitted kitchen with a range of wall and base units and integrated appliances and dining area, double doors lead to a spacious utility area whilst another set of double doors lead from the kitchen into a lovely light and airy living area with an added bonus of a log burner and wooden mantle. To the first floor, the property boasts two double bedrooms and one single and a three-piece family bathroom.

Externally, the property offers an enclosed rear landscaped garden and summer house great for entertaining family and friends. Located close to a wealth of amenities including local shops, schools and transport links making this the ideal family home.

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





**ANDREW  
COWEN**  
SALES - LETTINGS - MANAGEMENT

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

1082.42 ft<sup>2</sup>  
100.56 m<sup>2</sup>



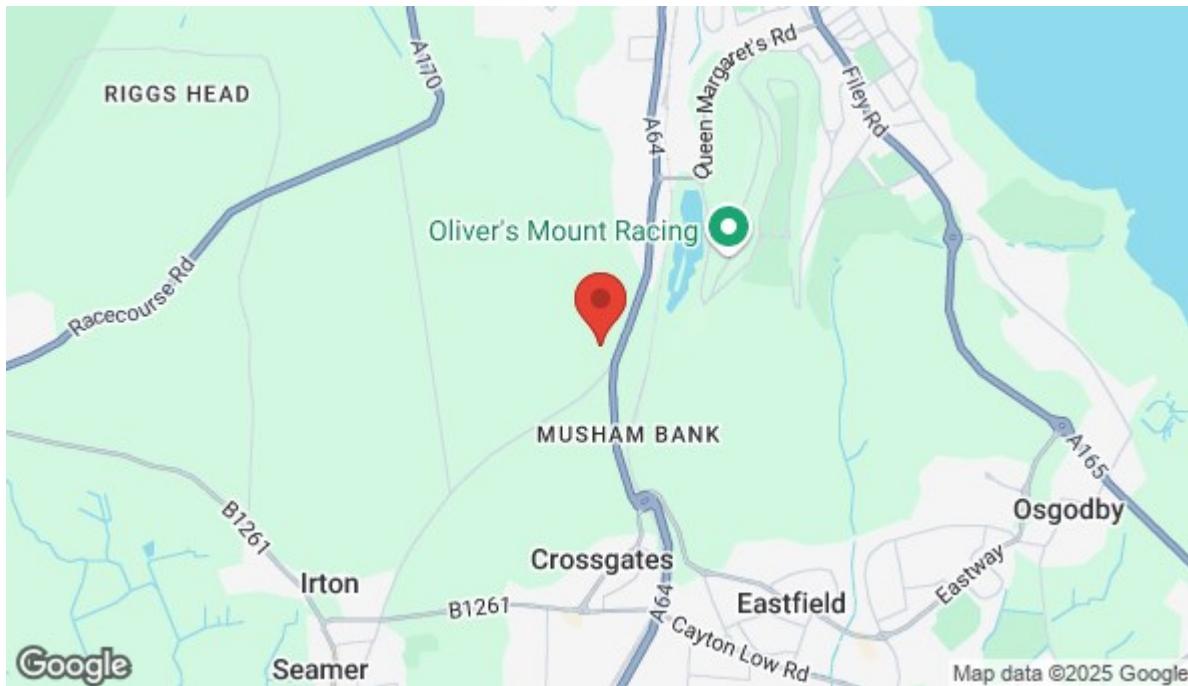
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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	

## Viewings

Call the office to make an appointment today!

**01723 377707**



View our website here!

## Looking to Sell?

Book a no obligation valuation today!

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