



## 47 Knipe Point Drive, Scarborough, YO11 3JT

Guide Price £195,000

- IMMACULATE DETACHED BUNGALOW
- ELECTRIC HEATING
- MAINTENANCE CHARGE APPROX. £680.00PA
- LEASEHOLD WITH A SHARE OF FREEHOLD
- TWO GOOD SIZED DOUBLE BEDROOMS
- FABULOUS SEAVIEWS FROM REAR
- NO ONWARD CHAIN
- ATTACHED GARAGE WITH DRIVEWAY
- LAWNED FRONT AND REAR GARDENS
- \*\*\*\*CASH ONLY PURCHASE\*\*\*\*

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Nestled in the tranquil cul-de-sac of Knipe Point Drive, Scarborough, this well-presented detached bungalow offers a delightful retreat with stunning sea views. The property features two spacious double bedrooms, providing ample space for relaxation and comfort. The light and airy living/dining area is perfect for entertaining or enjoying quiet evenings at home, with sliding doors that open to the rear garden, allowing you to bask in the lovely open aspect. With its appealing features and stunning views, it presents a wonderful opportunity for a holiday home or simply looking to downsize. \*\*\*\*THIS IS A CASH ONLY PURCHASE\*\*\*\*



Council Tax Band: A



The bungalow is equipped with electric heating, ensuring warmth and comfort throughout the year. The family bathroom is fitted with a three-piece suite, catering to all your needs. The kitchen boasts a range of wall and base units, complete with essential appliances including a washing machine, standalone oven, and fridge freezer, and plenty of worktop space.

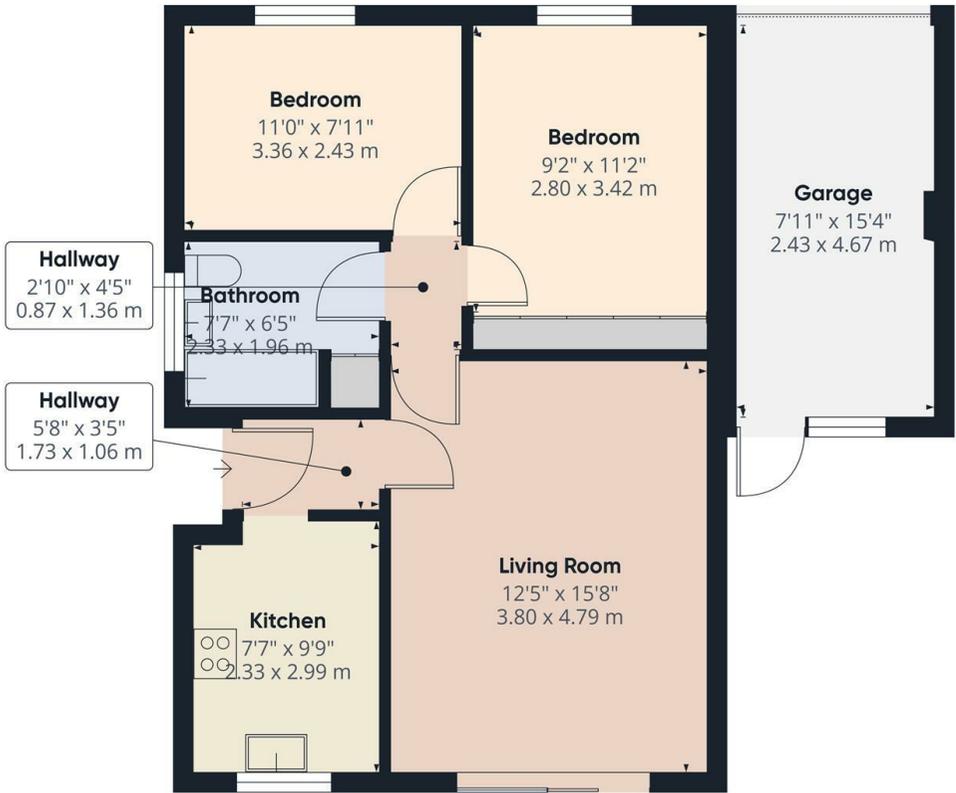
Outside, the property is surrounded by well-maintained lawned gardens both at the front and rear, providing a picturesque setting for outdoor activities or simply enjoying the fresh air. Additionally, the bungalow includes a garage and a driveway, offering convenient parking options.

Maintenance charge approx. £680.00 pa, covers all grassed areas and hedges, roads, footpaths and lighting. \*\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale.\*\*

This charming bungalow is an ideal choice for those seeking a peaceful lifestyle while still being close to the amenities of Scarborough. Don't miss the chance to make this lovely property your new home.

Call today to book your viewing 01723 377707



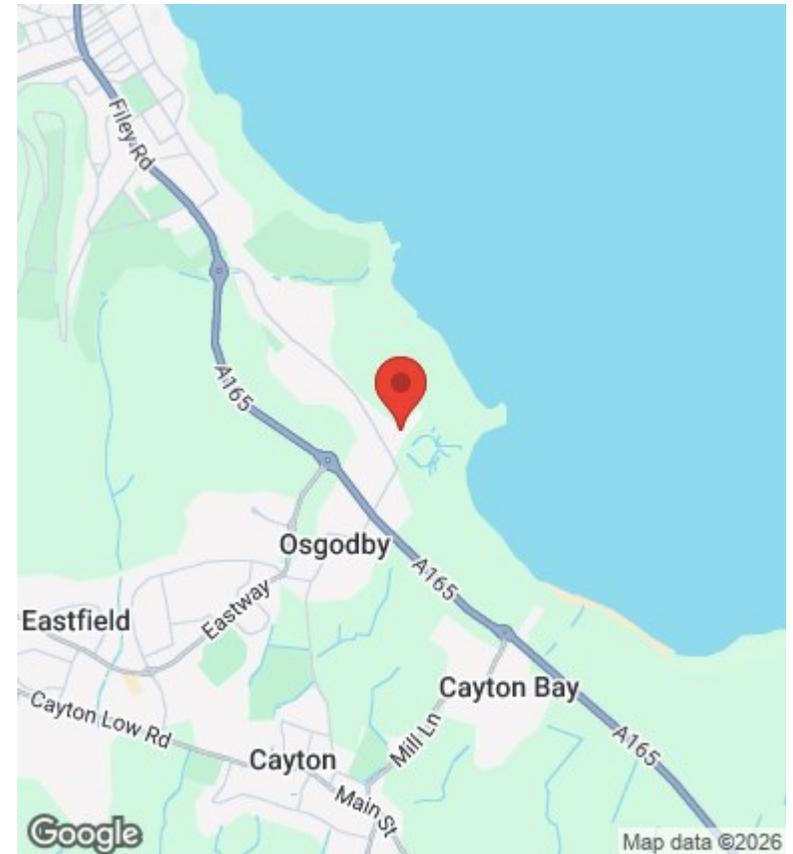


Approximate total area<sup>(1)</sup>  
687 ft<sup>2</sup>  
63.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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