



26 Maple Drive, Scarborough, YO12 6LR

Offers In Excess Of £165,000

- SEMI DETACHED HOUSE
- BRIGHT AND AIRY BAY WINDOW LOUNGE
- OFF STREET PARKING
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- THREE PIECE BATHROOM SUITE
- ENCLOSED LAWNED GARDEN TO THE REAR
- MODERN FITTED KITCHEN
- NEWLY REFURBISHED THROUGHOUT
- CLOSE TO LOCAL PRIMARY SCHOOLS, AMENITIES AND BUS ROUTES

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Andrew Cowen Estate Agents proudly present to the market this NEWLY REFURBISHED, TWO BEDROOM SEMI-DETACHED PROPERTY situated to the NORTH SIDE OF SCARBOROUGH, CLOSE TO LOCAL SCHOOLS AND AMENITIES, boasting OFF STREET PARKING and an ENCLOSED, LAWNED GARDEN TO THE REAR, This property would suit a HOST OF BUYERS, including those looking to JOIN THE PROPERTY LADDER or for SMALL FAMILIES ALIKE.



Council Tax Band: B

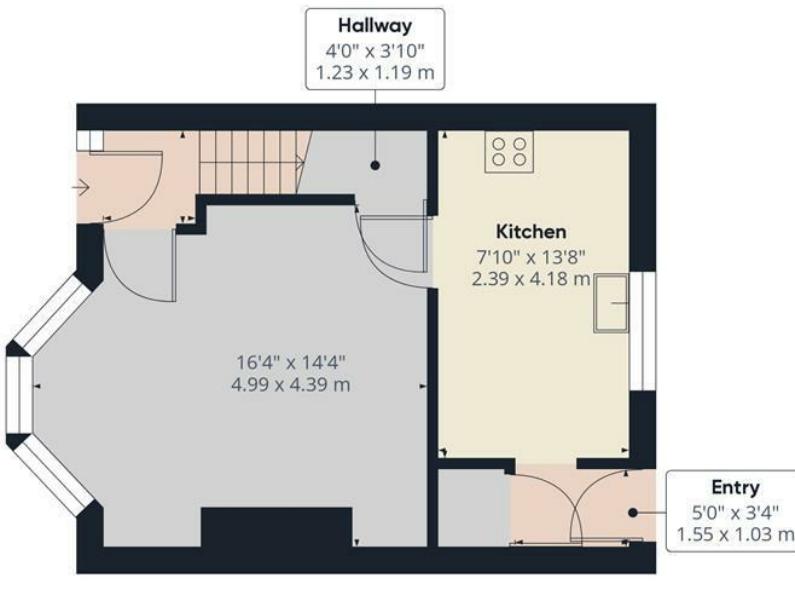


This property comprises in brief; entrance hallway leading into the modern, fitted kitchen with a range of base and wall units with rose gold hardware and herringbone style flooring with additional pantry. There is a spacious, bright and airy bay window lounge with feature fireplace, which allows plenty of natural light to flood through. The property boasts two, good sized double bedrooms as well as a three piece family bathroom suite with overhead shower. The property offers an enclosed, lawned garden to the rear with patio and decked area, ideal for outdoor dining and entertaining, plus off street parking to the front.

Well located within the popular Northstead area the house offers good access to a wealth of amenities including a choice of junior and secondary schools, local shops, public house, Peasholm Park plus a little further Scarborough's North Bay and the beach.

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!

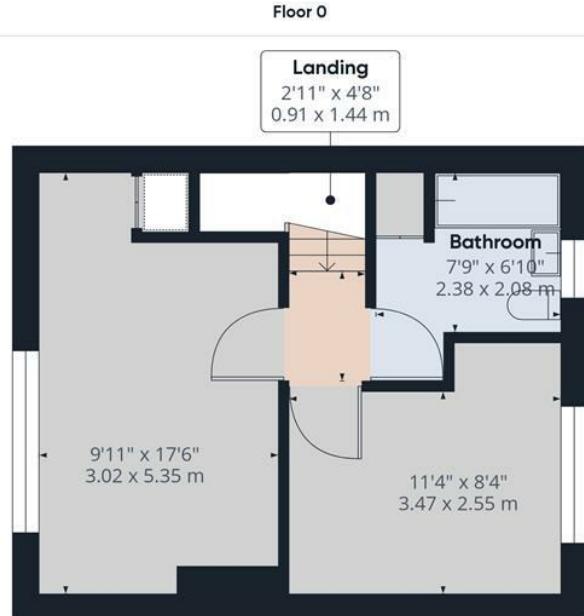




**ANDREW
COWEN**
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

710.1 ft²
65.97 m²



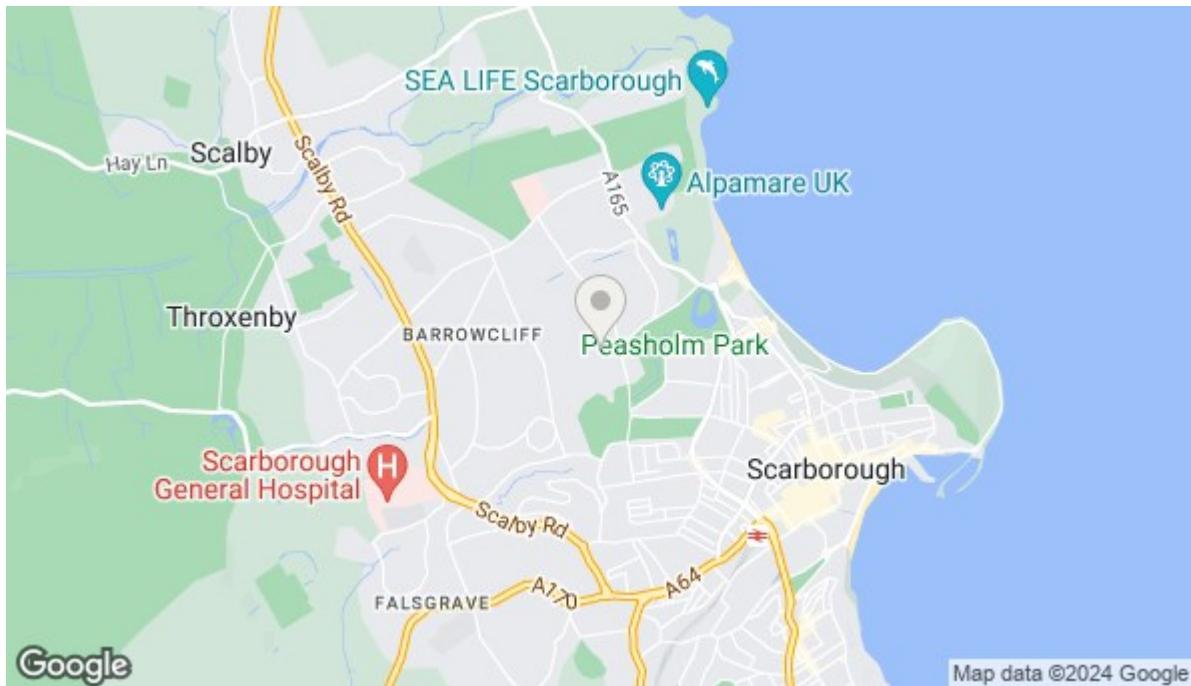
(1) Excluding balconies and terraces

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) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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