



14 Osgodby Crescent, Scarborough, YO11 3JR

Guide Price £192,000

- WELL PRESENTED SEMI-DETACHED BUNGALOW
- SOLAR PANELS
- GREENHOUSE
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- UPVC DOUBLE GLAZING
- OUTSIDE ELECTRIC
- EXCELLENT EPC RATING A
- GARAGE WITH PAVED DRIVEWAY
- INTEGRATED APPLIANCES

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Andrew Cowen Estate Agents are delighted to offer to the market a well-presented semi-detached bungalow with SOLAR PANELS and an excellent EPC Rating of A, the property provides spacious and modern accommodation throughout. Has GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING. The property benefits from three bedrooms, a private driveway, garage, and enclosed garden with greenhouse, and is positioned within a quiet and established residential area of Osgodby.



Council Tax Band: B



The accommodation briefly comprises an entrance hall with storage, a well-proportioned and comfortable living/dining room with a multi fuel stove, and a modern fitted kitchen with a range of integrated appliances. The property offers three bedrooms, providing excellent flexibility for family living, downsizing, or those requiring space to work from home, together with a contemporary family shower room with a rainfall-multi functional shower system.

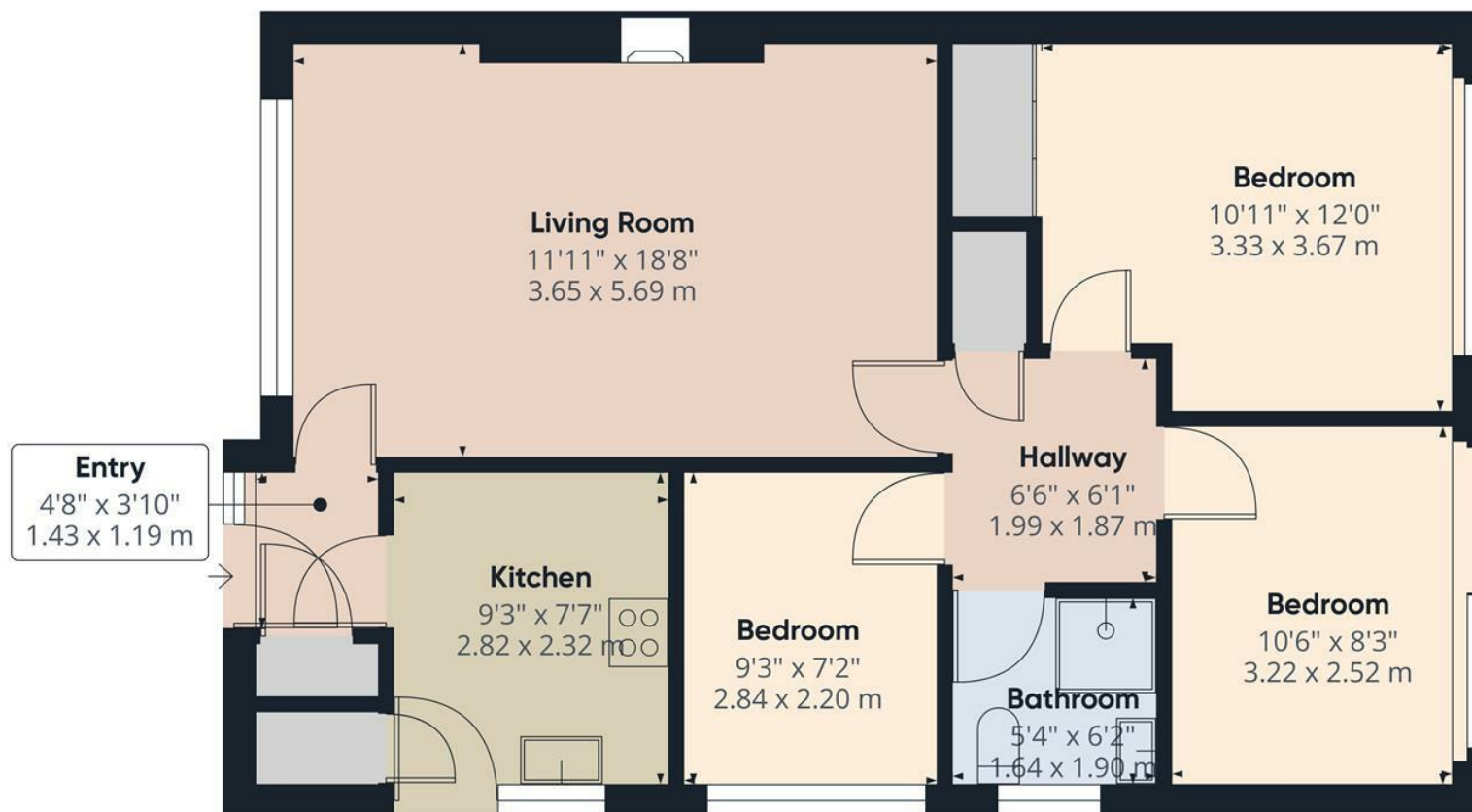
Externally, the property benefits from outdoor electric a private driveway to the front elevation, offering off-street parking and access to the garage. To the rear, is an enclosed lawned garden perfect for entertaining family and friends, a greenhouse to enable fresh produce all year round and a little pond to look after the wildlife. An added bonus is the solar panels to the roof, with a 25 year warranty (20 years remaining) with excess electricity sold to the grid, panel capacity is 5.10kw per hour and battery capacity in the loft is 12.80 kwh this has a 10 year warranty.

Osgodby Crescent is ideally situated at the upper end of Osgodby, approximately $\frac{1}{4}$ mile from Cayton, and is well placed for access to a range of local amenities, including a village shop, public house, and well-serviced public transport routes. The location is particularly appealing to those seeking a balance of coastal living and everyday convenience, with the beautiful South Bay beaches and coastline just a short distance away making this an excellent choice for a wide range of buyers.

This is a fantastic opportunity to acquire a ready-to-move-into bungalow in a desirable coastal location, and early internal viewing is highly recommended to fully appreciate everything this home has to offer.

Contact Andrew Cowen Estate Agents today to arrange your viewing 01723 377707.





Approximate total area⁽¹⁾

708 ft²

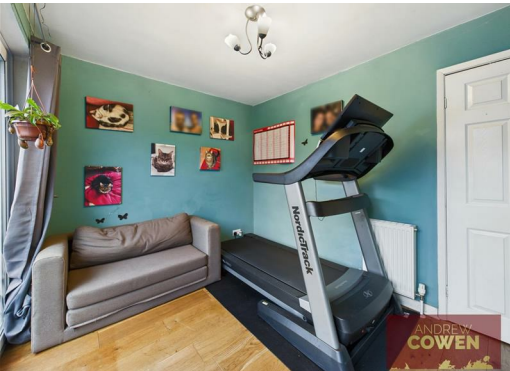
65.8 m²

(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) A | 97 | 100 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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



SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707