



## ***34 Constantine Crescent, Scarborough, YO12 4LQ***

***Offers In The Region Of £210,000***

- ***SEMI-DETACHED PROPERTY***
- ***DOWNSTAIRS W/C***
- ***IDEAL FAMILY HOME***
- ***THREE GENEROUS BEDROOMS***
- ***ENCLOSED REAR GARDEN***
- ***HIGHLY SOUGHT AFTER AREA***
- ***OPEN PLAN KITCHEN/DINING ROOM***
- ***GARAGE***

# 34 Constantine Crescent, Scarborough YO12 4LQ

**Set within the popular CROSGATES area of Scarborough is this WELL PRESENTED, THREE BEDROOM SEMI-DETACHED FAMILY HOME which provides GENEROUS LIVING ACCOMMODATION across THREE FLOORS, with OPEN PLAN KITCHEN/DINER, DOWNSTAIRS W/C, GARAGE, DRIVEWAY and ENCLOSED REAR GARDEN. This property would suit a HOST OF BUYERS, including those looking for their PERFECT FAMILY HOME.**



*Council Tax Band: C*



*This property briefly comprises of; entrance hall leading into the spacious, open plan kitchen/dining space with a range of base and wall units, plus integrated oven/hob and extractor fan and patio doors leading out into the rear garden, plus a downstairs W/C. To the first floor, there is a separate living accommodation with open aspect views to the front of the property, plus a double bedroom and three-piece family bathroom suite. To the second floor, there are two generously sized bedrooms accessed via a large landing space, with the master bedroom coming complete with a modern en-suite shower room. Externally, the property boasts an enclosed rear garden with lawned and patio area, plus a graveled area to the front of the property with driveway and garage, ideal for storage purposes.*

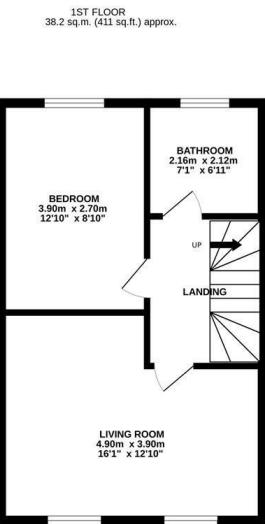
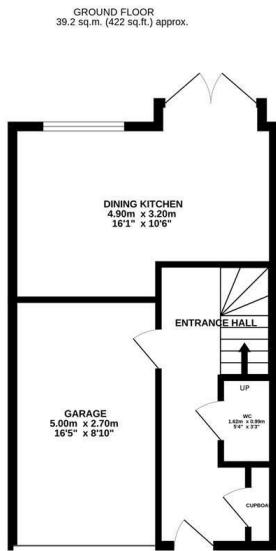
*Located within the popular Crossgates area, this property affords excellent access to a wealth of*

*amenities including the Public House 'The Byways', a range of eating and drinking establishments, 'Morrisons' and a gym. Additionally, this property is situated within close proximity to Seamer Train Station and a regular bus route, providing easy commuting to and from a range of locations.*

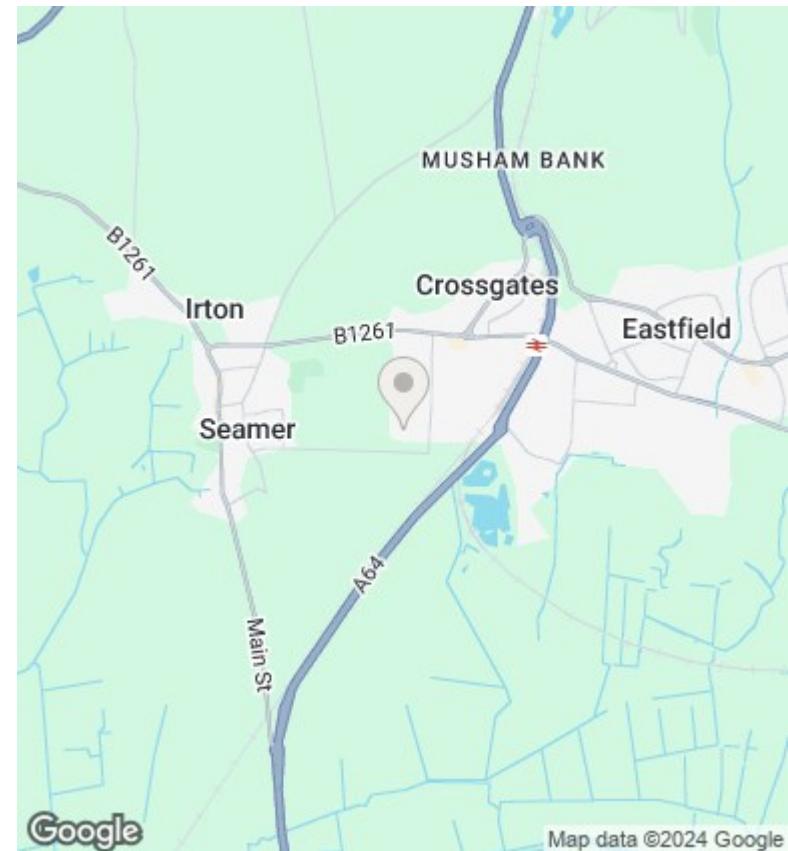
*Viewing is highly recommended to appreciate the space, setting and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*







TOTAL FLOOR AREA : 111.0 sq.m. (1195 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Viewings

*Viewings by arrangement only.  
Call 01723 377707 to make an  
appointment.*

*Council Tax Band*

**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(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			
England & Wales		EU Directive 2002/91/EC	