



## ***6 Roman Close, Scarborough, YO12 5RG***

***Asking Price £240,000***

- *Semi-detached dormer bungalow*
- *Ground floor bedroom*
- *Excellent potential*
- *Four bedrooms*
- *Private Driveway*
- *Lovely residential location*
- *Separate dining room*
- *Lawned front and rear garden*

## 6 Roman Close, Scarborough YO12 5RG

Roman Close is a well proportioned four bedroom semi-detached dormer bungalow situated within a pleasant residential cul-de-sac, offering spacious and versatile accommodation across two floors. The property provides excellent potential for modernisation while already benefiting from a practical layout, generous room sizes and a driveway with detached garage.



Council Tax Band: C



The accommodation is entered via a welcoming hallway which provides access to the principal ground floor rooms. To the front of the property is a spacious living room, filled with natural light from a large window overlooking the front garden and featuring a focal point fireplace, creating a comfortable setting for everyday living and relaxation.

Also located on the ground floor is a separate dining room, offering a flexible space ideal for family meals or entertaining, along with a fitted kitchen positioned to the rear of the property. The kitchen provides a range of storage units, work surfaces and direct access to the rear garden.

The ground floor further benefits from a well sized double bedroom and a bathroom suite, making the layout particularly convenient for those seeking accommodation primarily arranged on one level.

To the first floor, a landing leads to three additional bedrooms, all offering useful storage and adaptable space suitable for family members, guests or home working.

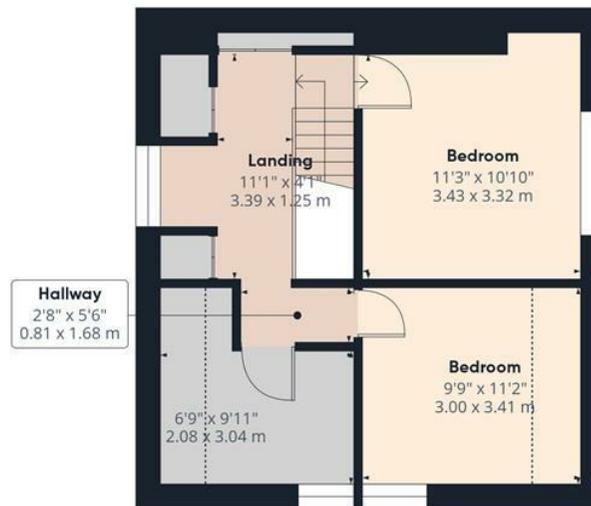
Externally, the property enjoys a lawned front garden with a driveway providing off-street parking and access to a detached garage, offering further parking or useful storage. To the rear there is an enclosed garden space providing potential for outdoor seating, gardening and leisure.

Roman Close is located within a well established area of Scarborough, conveniently positioned for a range of local amenities, transport links, shops and healthcare facilities, while also being within easy reach of the town centre and the popular North Bay coastline.





Floor 0



Floor 1



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

1030 ft<sup>2</sup>

95.7 m<sup>2</sup>

**Reduced headroom**

46 ft<sup>2</sup>

4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

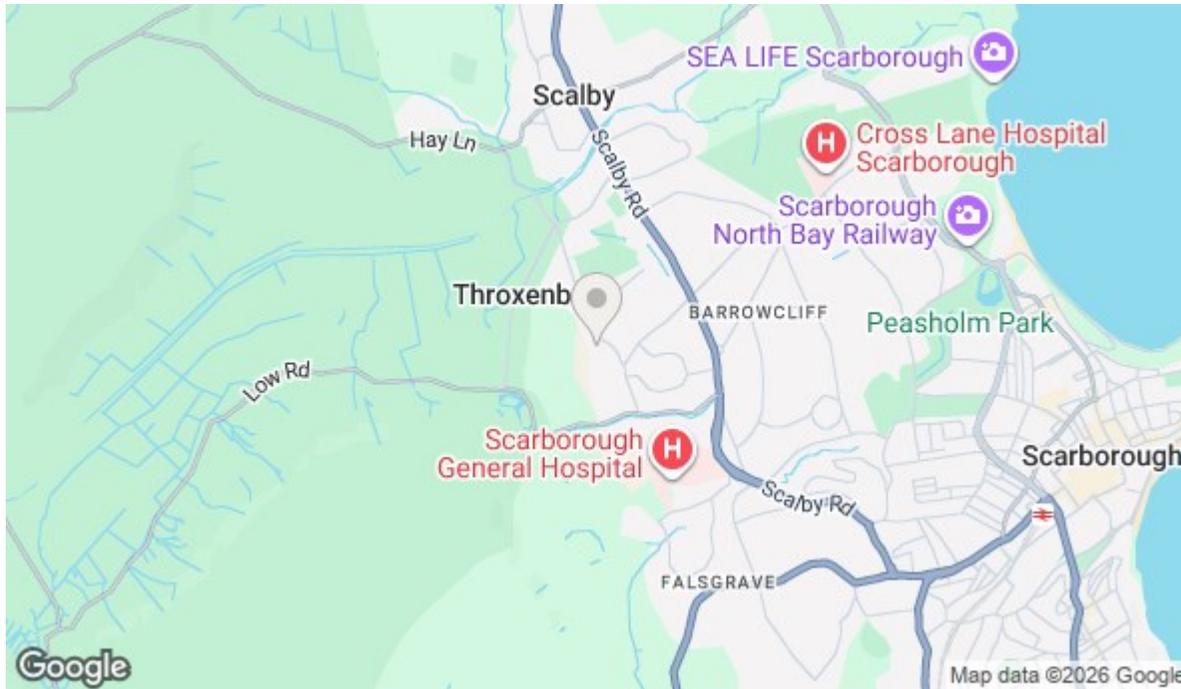
Reduced headroom

..... Below 5 ft/1.5 m

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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