ANDREW COWEN







8 St. Michaels Lane, Scarborough, YO11 3AB

Guide Price £425,000

- *Impressive Sea & Golf Course Outlook*
- *Principal Bedroom with En-Suite*
- *Turn Key opportunity*
- *Superbly Presented Throughout*
- *South-Facing Rear Garden*
- *Ample Off-Street Parking*
- *Generous & Versatile Accommodation*
- *Integral Double Garage*
- *Ideal for Coastal & Family Living*

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

8 St. Michaels Lane, Scarborough YO11 3AB

A superb four-bedroom detached home occupying an enviable position on Scarborough's sought-after South Side, combining generous family accommodation, a double garage and south-facing gardens with impressive views towards the sea and golf course. Offered with NO ONWARD CHAIN ADDITIONAL GARAGE AVAILABLE BY SEPARATE NEGOTIATION.

Tucked away within a quiet residential cul-de-sac, this substantial detached residence offers approximately 1,743 sq ft (162 sq m) of well-presented and highly versatile accommodation. The property has clearly been cared for and improved, creating a home that is ready to enjoy while offering the space and flexibility increasingly difficult to find in this location.

4 2 2 C

Council Tax Band: E





The ground floor is particularly impressive. A welcoming entrance hallway provides access to a useful WC and leads through to a generous principal living room, extending to approximately 23'4", providing an excellent space for both everyday family living and entertaining.

At the heart of the home is the well-appointed breakfast kitchen, fitted with an extensive range of units, contrasting work surfaces and integrated appliances. This connects naturally with the surrounding living accommodation and is complemented by a further substantial reception room extending to approximately 25'9". With doors opening towards the garden, this creates a wonderfully versatile space for dining, entertaining or simply enjoying the outlook across the rear of the property.

Upstairs, the accommodation continues to impress. The principal bedroom is a particularly attractive feature, measuring approximately 15'2" x 11'9" and enjoying its own en-suite facilities. There are three further bedrooms, one of which is currently arranged as a home office, providing excellent flexibility for families and those working from home. A further bathroom completes the first-floor accommodation.

Outside, the property enjoys an equally appealing setting. To the front is ample off-street parking together with an integral double garage, while to the rear is an attractive south-facing garden, providing an excellent space for outdoor dining and entertaining.

The position is one of the home's greatest assets. Located close to the golf course and Scarborough's spectacular coastline, the property enjoys far-reaching coastal surroundings while remaining convenient for local amenities, schools and transport links. Scarborough's South Bay, the Cleveland Way and the amenities of Ramshill are all within easy reach.

Combining space, presentation, views and location, this is an excellent opportunity to acquire a substantial detached family home in one of Scarborough's most desirable residential areas.

There is an additional single garage available by separate negotiation, providing a useful opportunity for further secure parking or storage. Further details are available from the selling agent.

Viewing is highly recommended to fully appreciate both the accommodation and exceptional position on offer.







Floor 0





Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1743 ft²

162 m²

Reduced headroom

4 ft²

0.4 m²

(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


ANDREW
COWEN


ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

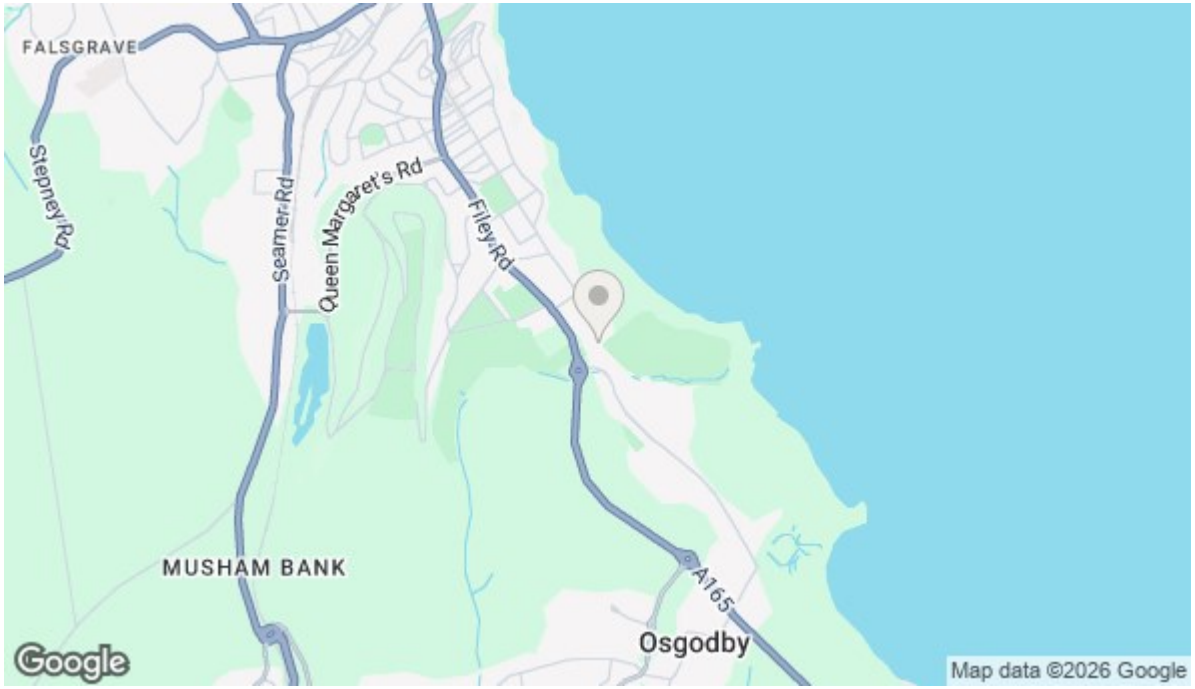

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

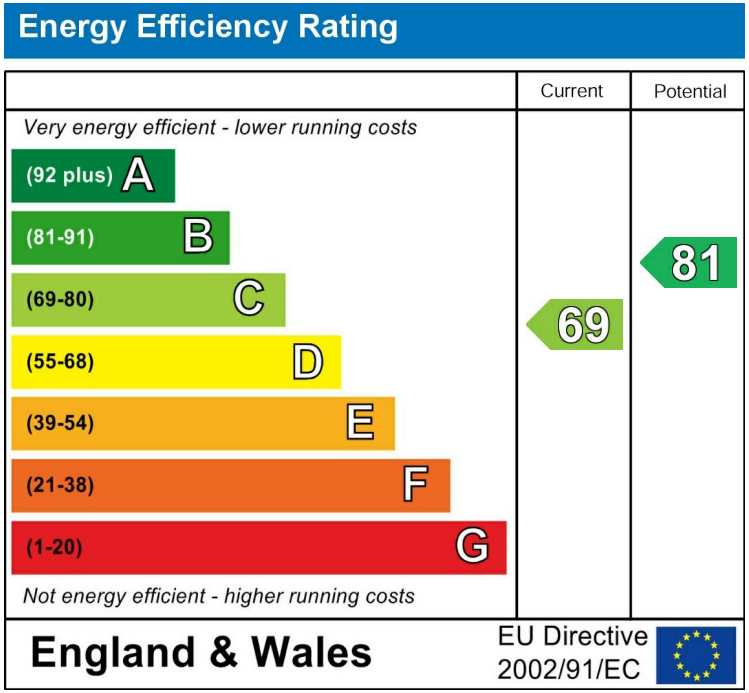

ANDREW
COWEN


ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL


ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL







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

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com