



25 Settrington Road, Scarborough, YO12 5DL

£159,950

- **TERRACED PROPERTY**
- **FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **NORTH SIDE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **THREE-PIECE FAMILY BATHROOM SUITE**
- **CLOSE TO HOSPITAL AND LOCAL AMENITIES**
- **BAY WINDOW LOUNGE**
- **ENCLOSED REAR GARDEN**

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A MODERN, TWO BEDROOM TERRACED PROPERTY is offered to the market with NO ONWARD CHAIN, IMMACULATELY PRESENTED AND READY TO MOVE IN TO BOASTING OFF-STREET PARKING, ENCLOSED REAR GARDEN and NORTH SIDE LOCATION within close proximity to SCARBOROUGH GENERAL HOSPITAL. This property would suit a NUMBER OF BUYERS, including FIRST TIME BUYERS looking to join the property ladder.



Council Tax Band: A



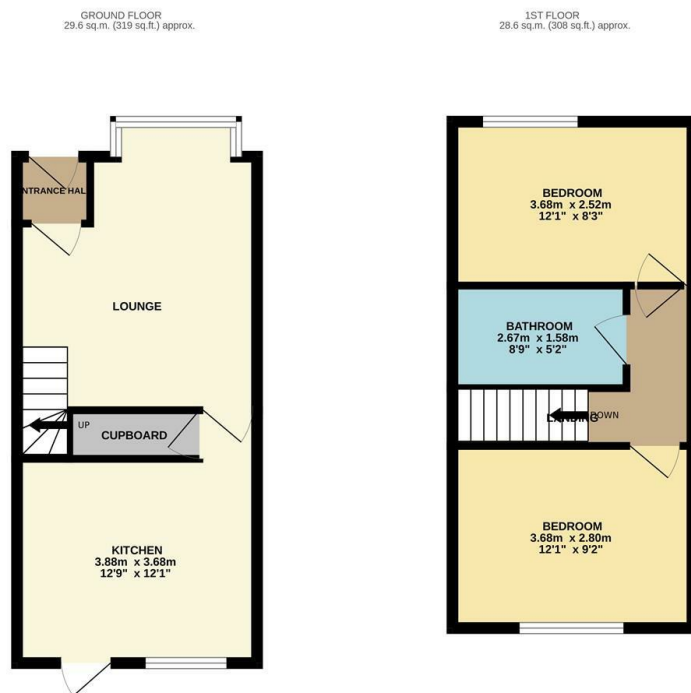
This property briefly comprises; entrance hall leading into the spacious lounge area with front facing bay window, which also provides access into the fitted kitchen with a range of base, wall units and integrated hob, oven, microwave and dishwasher. To the first floor, there are two neutrally decorated, good-sized double bedrooms and a three-piece family bathroom suite with overhead shower. Externally, the property offers a manageable, paved, enclosed rear garden with small lawned area. There is also a graveled entrance to the front of the property. The property comes complete with a designated parking space to the rear, providing off-street parking.

The property is well located on Settrington Road, within the ever popular North side of Scarborough and affords excellent access to a range of amenities including local shops, eateries, Scarborough Hospital and is within the catchment area for a range of popular schools and Scarborough Sixth Form College, making this an ideal purchase for a number of buyers.

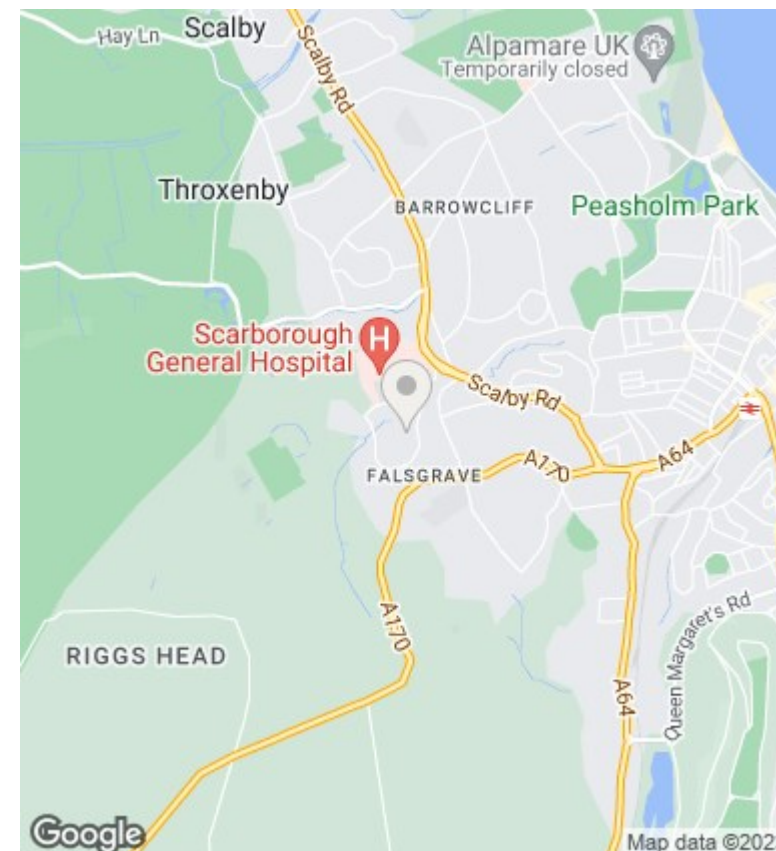
Viewing is essential to appreciate the space and position on offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!







TOTAL FLOOR AREA: 58.3 sq.m (627 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 A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 