



## 88 Coldyhill Lane, Scarborough, YO12 6SD

Offers In The Region Of £225,000

- Sought-after and well-established residential location
- Well-presented semi-detached bungalow offering single-level living
- Generous main living room with feature fireplace
- Modern fitted kitchen with ample storage and workspace
- Flexible second reception room / potential additional bedroom or home office
- Private driveway providing convenient off-road parking
- Spacious and versatile layout extending to approximately 752 sq ft
- Bright and airy sunroom providing additional reception space
- Well-maintained gardens and close proximity to local amenities, transport links, and surrounding countryside

## 88 Coldyhill Lane, Scarborough YO12 6SD

Situated in a highly sought-after and well-established residential area, this well-presented semi-detached bungalow offers spacious and versatile single-level living. Benefiting from a private driveway, well-maintained gardens, and a bright sunroom, the property combines comfortable accommodation with excellent practicality. Ideally positioned for convenient access to local amenities, transport links, and surrounding countryside, this is an outstanding opportunity for those seeking a home in a desirable and well-connected location.



Council Tax Band: C



This attractive semi-detached bungalow is set within a well-established residential area and offers neatly presented, well-balanced accommodation with a single garage ideal for a range of buyers.

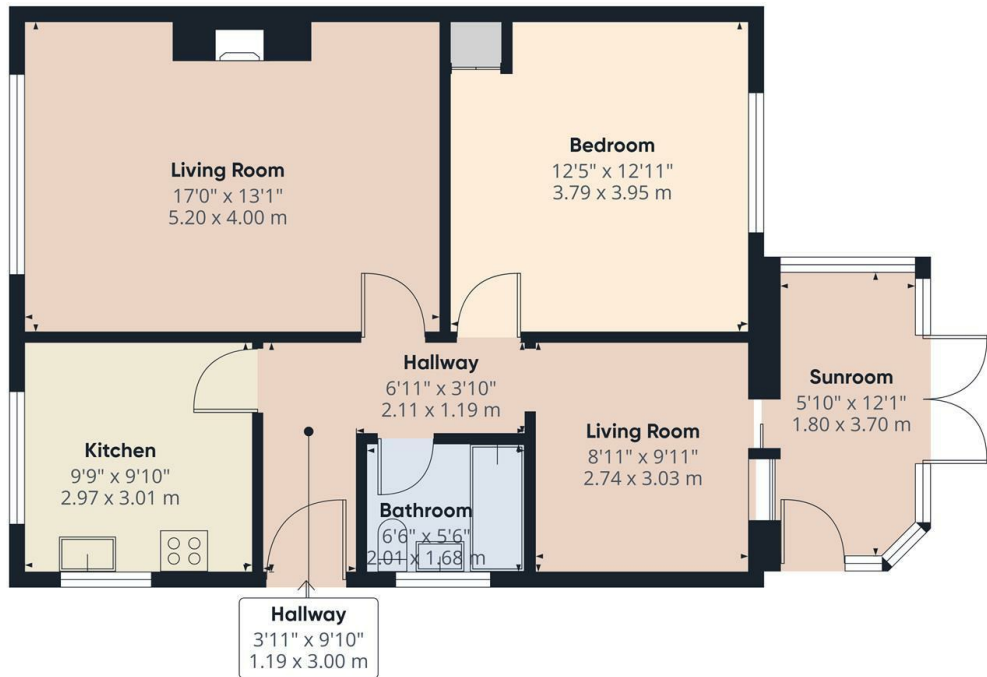
To the front, the property benefits from a well-maintained garden alongside a private driveway providing off-road parking. Internally, the accommodation is accessed via a central hallway, leading through to a spacious and inviting living room with a modern brick fireplace, creating a warm and comfortable setting for everyday living.

The kitchen is fitted with a range of modern units, complemented by ample worktop space and integrated appliances, all arranged in a practical layout. Natural light is a key feature here, enhanced by dual-aspect windows. To the rear, a delightful sunroom provides an additional reception space, offering a peaceful spot to relax while enjoying views over the garden and direct access to the outside.

The property offers a generous double bedroom along with a versatile second reception room, which could easily serve as a dining room, additional bedroom, or home office depending on individual requirements. A well-appointed bathroom completes the internal accommodation.

Overall, the home offers approximately 752 sq ft (69.8 sq m) of adaptable living space, with scope for further personalisation. Combining comfortable interiors, useful additional living space, and a desirable layout, this is an excellent opportunity for those seeking single-level living in a convenient and pleasant setting.



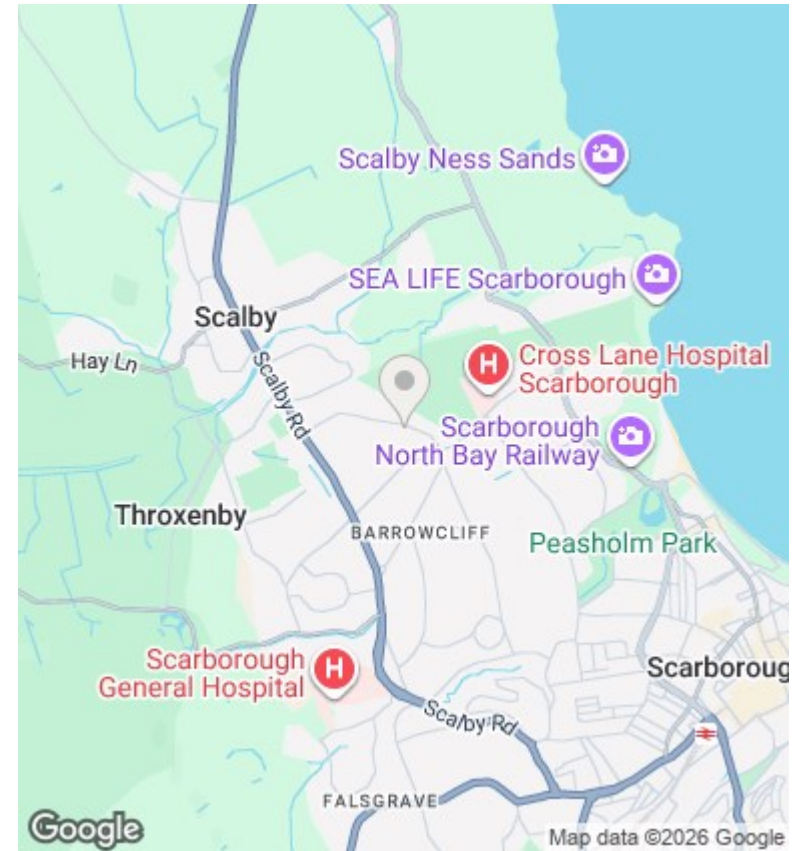


Approximate total area\*\*  
752 ft<sup>2</sup>  
69.8 m<sup>2</sup>

(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



## Directions

## Viewings

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

## Council Tax Band

C

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	