



## 1 Hawson Close, Scarborough, YO11 3QW

Guide Price £140,000

- Two bedroom semi-detached
- Ideal opportunity for modernisation
- Future proof living
- Well proportioned accommodation
- Suitable for downsizers
- No onward chain
- Spacious lounge and dining room
- Corner Plot

# 1 Hawson Close, Scarborough YO11 3QW

Hawson Close is a two bedroom semi-detached bungalow occupying a pleasant position within a quiet residential area, offering well proportioned accommodation together with gardens, driveway parking and a detached garage. The property provides a practical layout and presents an excellent opportunity for buyers seeking a home that can be updated and personalised to their own taste.



Council Tax Band: B



The accommodation is accessed via a central hallway which provides access to all principal rooms. To the rear of the property is a spacious lounge and dining room measuring approximately 17'5" x 10'8", featuring sliding patio doors that open directly onto the rear garden, allowing plenty of natural light into the room and creating an ideal space for both relaxing and entertaining.

The kitchen is positioned adjacent to the living space and is fitted with a range of wall and base units together with worktop space and room for appliances. The layout provides a practical cooking area with a window overlooking the side of the property.

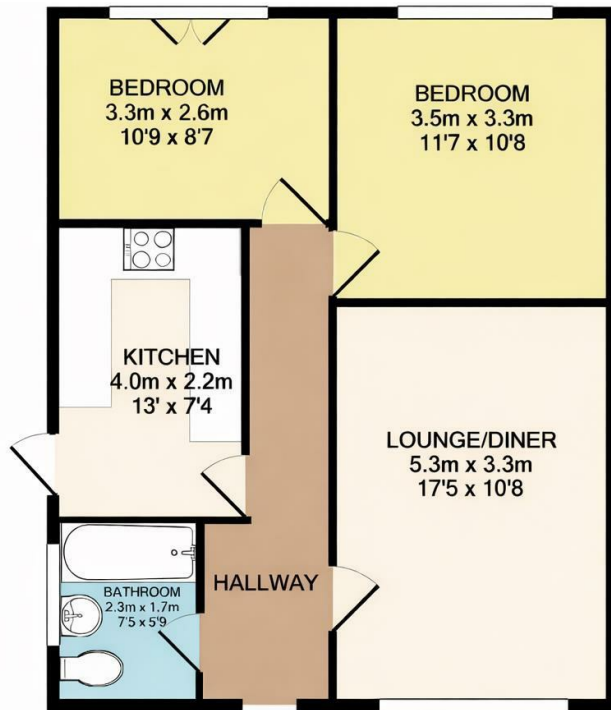
There are two well proportioned bedrooms situated at the front of the bungalow. The principal bedroom measures approximately 11'7" x 10'8", while the second bedroom measures approximately 10'9" x 8'7" and could equally serve as a guest room, home office or hobby room depending on individual requirements.

The accommodation is completed by a bathroom fitted with a new shower, wash basin and WC.

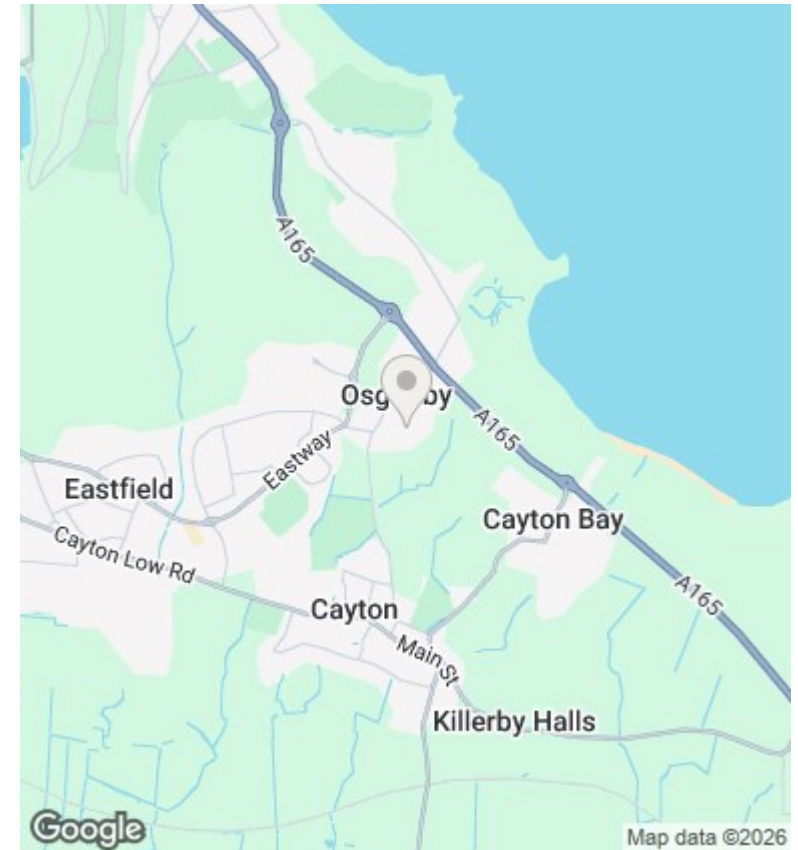
Externally the property enjoys lawned garden areas together with a driveway providing off street parking and access to a detached garage. The rear garden offers a private outdoor space which could be further enhanced to create a pleasant area for relaxing or entertaining.

Overall Hawson Close presents a well laid out bungalow extending to approximately 57.7 sq m (621 sq ft) and offers excellent potential for modernisation, making it an appealing opportunity for a range of buyers including downsizers, first time buyers or those looking for a manageable single storey home.





TOTAL APPROX. FLOOR AREA 57.7 SQ.M. (621 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Directions

## Viewings

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

## Council Tax Band

B

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	