



18 Osgodby Crescent, Scarborough, YO11 3JR

Guide Price £195,000

- *Well-presented semi-detached bungalow*
- *Garage*
- *Gas Central Heating*
- *Modern accommodation throughout*
- *Private Garden*
- *Breakfast Kitchen*
- *Off street parking*
- *Flexible Living Space*
- *Double Glazing Throughout*

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Andrew Cowen Estate Agents are delighted to offer to the market a well-presented semi-detached bungalow providing spacious and modern accommodation throughout. The property benefits from three bedrooms, a private driveway, garage, and enclosed gardens, and is positioned within a quiet and established residential area of Osgodby.



Council Tax Band: B



The accommodation briefly comprises an entrance hall, a well-proportioned and comfortable living room, and a modern breakfast-style kitchen fitted with a range of integrated appliances. The property offers three bedrooms, providing excellent flexibility for family living, downsizing, or those requiring space to work from home, together with a contemporary shower room.

Externally, the property benefits from a private driveway to the front elevation, offering off-street parking and access to the garage. To the rear, beyond the garage, is an enclosed lawned garden, providing a private and peaceful outdoor space ideal for seating, entertaining, or gardening.

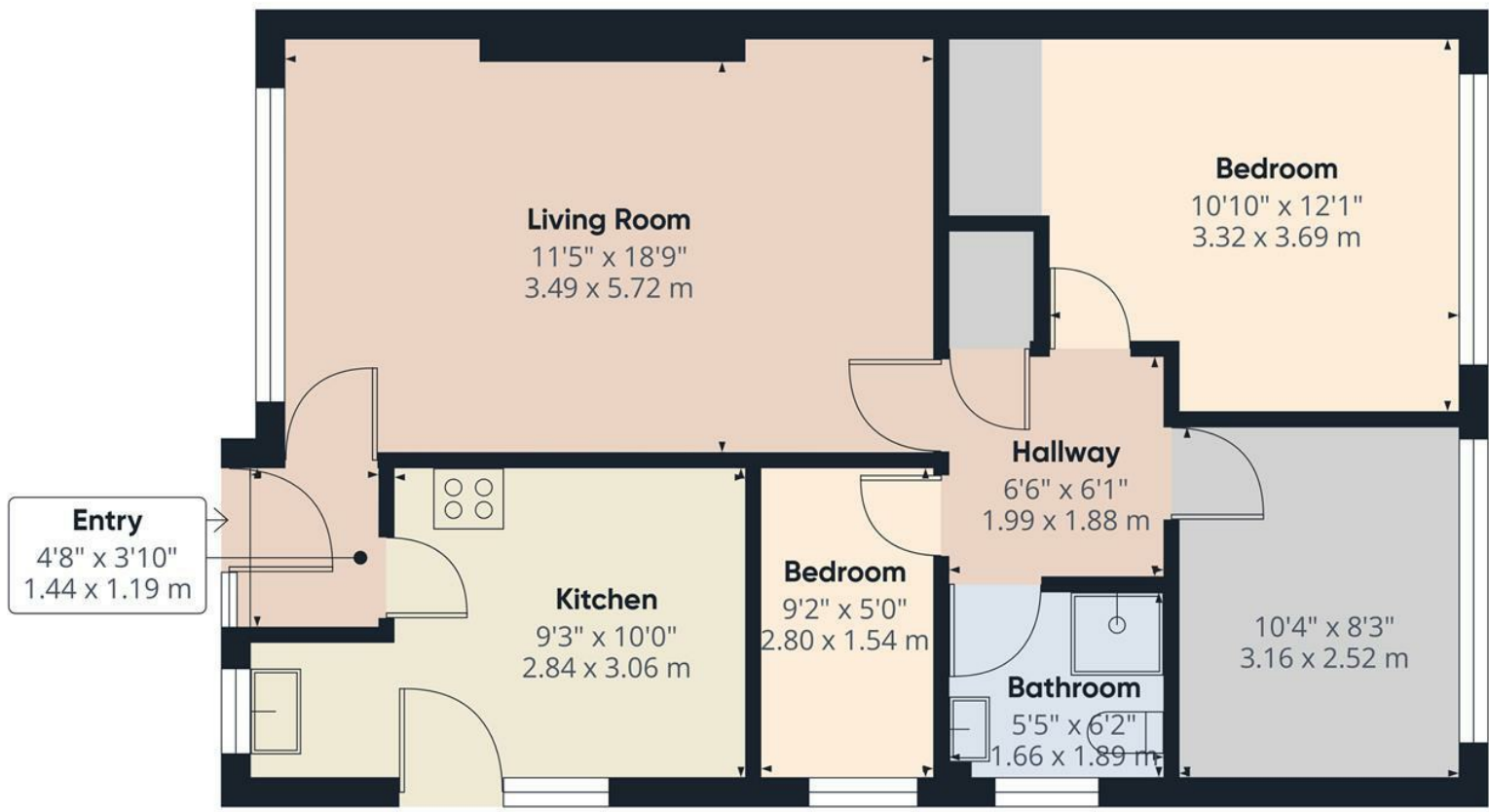
Osgodby Crescent is ideally situated at the upper end of Osgodby, approximately $\frac{1}{4}$ mile from Cayton, and is well placed for access to a range of local amenities, including a village shop, public house, and well-serviced public transport routes. The location is particularly appealing to those seeking a balance of coastal living and everyday convenience, with the beautiful South Bay beaches and coastline just a short distance away.

Scarborough town centre, the Spa complex, scenic coastal walks, and major road links are all easily accessible, making this an excellent choice for a wide range of buyers.

This is a fantastic opportunity to acquire a ready-to-move-into bungalow in a desirable coastal location, and early internal viewing is highly recommended to fully appreciate everything this home has to offer.

Contact Andrew Cowen Estate Agents today to arrange your viewing.





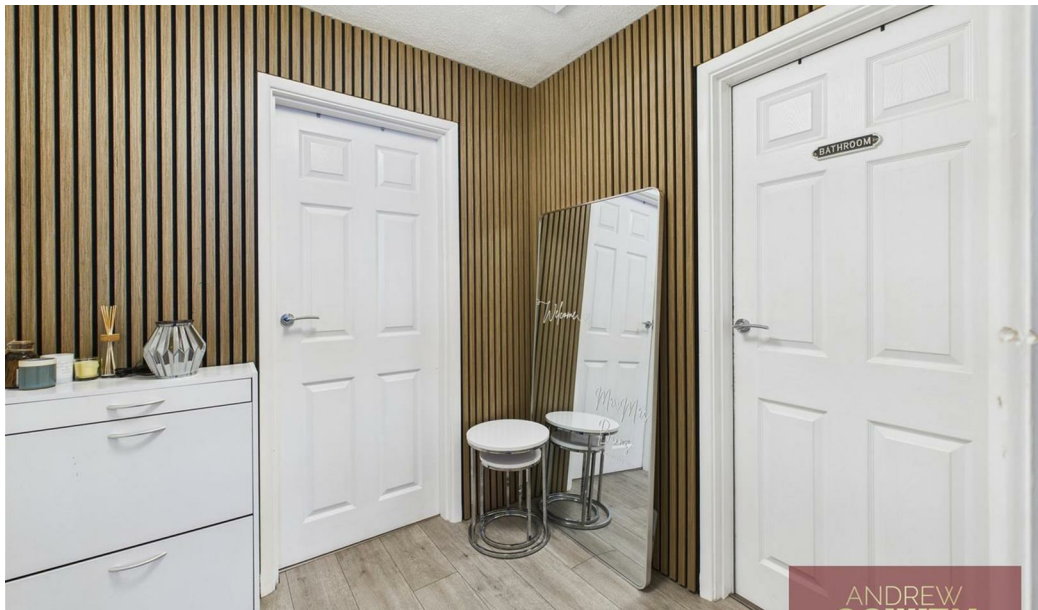
Approximate total area⁽¹⁾
714 ft²
66.4 m²

(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







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings

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