



3 Kareen Avenue, Scarborough, YO12 4LD

Guide Price £195,000

- DELIGHTFUL SEMI-DETACHED BUNGALOW
- TWO SPACIOUS BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- DRIVEWAY PROVIDING OFF STREET PARKING
- LOW MAINTENANCE GARDEN
- DOUBLE FRONTED BAY
- GARDEN SHED
- SOME MODERNISATION REQUIRED

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Andrew Cowen Estate Agents welcome to the market Nestled in the charming CUL-DE-SAC of Kareen Avenue, in a desirable area of CROSSGATES, this DELIGHTFUL DOUBLE FRONTED BAY, TWO BEDROOM SEMI-DETACHED BUNGALOW with GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. While the property is in need of some modernisation, it presents a great opportunity for buyers to put their own stamp on it and create a lovely, personalised living space. This property would appeal to a number of buyers including those looking to downsize.



Council Tax Band: B

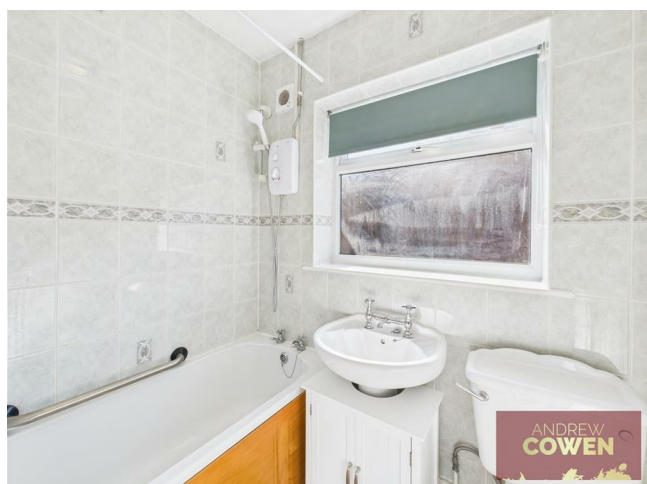


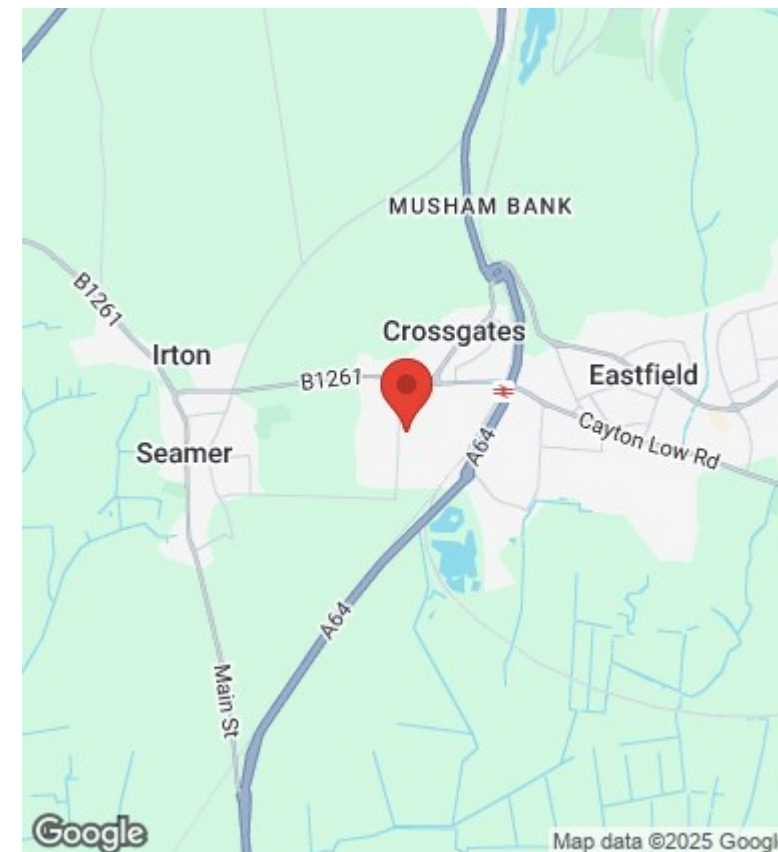
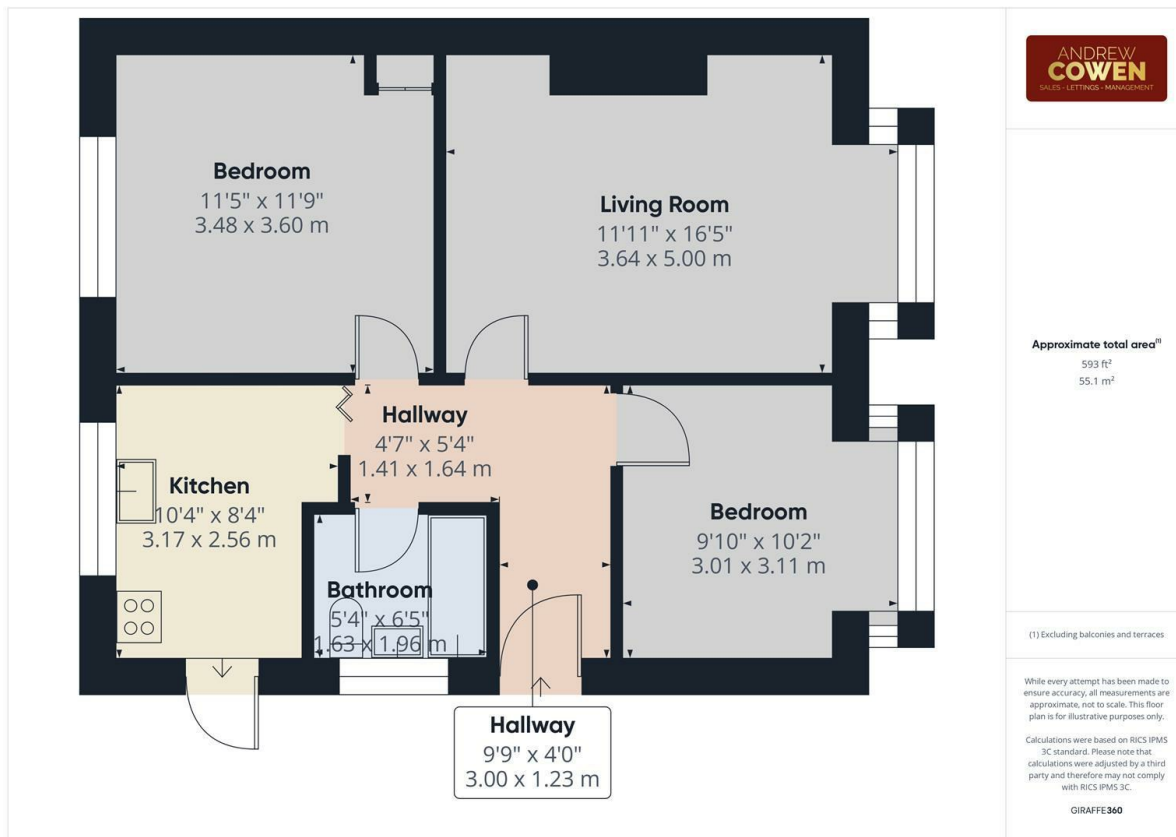
This property briefly comprises an entrance hallway, three-piece family bathroom, two double bedrooms, kitchen with a range of wall and base units and a good-sized living area with a lovely bay window allowing plenty of natural light to flood through.

Externally this property features both paved and lawned area to the rear, perfect for outdoor entertaining or simply soaking up the sun. To the front of the property, you have a front gravelled area with mature shrubbery and a driveway providing plenty of off street parking.

DON'T MISS OUT ON THIS ONE, a great opportunity for those seeking a property close to schools, transport links and local amenities.

Please call one of our friendly sales team on 01723 377707 to book your viewing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC