



**Overdale,
Scarborough, YO11 3RE**

Offered for sale with no onward chain, this well maintained two bedroom semi detached bungalow offers an ideal blend of space, practicality and potential. A superb choice for downsizers, first time buyers or investors. It provides comfortable single level living in a sought after residential setting.

Guide Price £160,000



PROPERTY DESCRIPTION

The living room is generously sized and provides direct access into the sunroom, creating additional reception space and enjoying views over the garden. The kitchen is fitted with modern units, contrasting worktops and tiled splashbacks. There are two bedrooms, including a well-proportioned main bedroom and a second bedroom ideal for guests, a home office or hobby room. The shower room has been modernised and features a walk-in shower, WC and wash hand basin with contemporary tiling.

To the front, there is a low-maintenance gravelled garden and off-street parking via a driveway. To the rear, the enclosed garden is mainly gravelled for ease of maintenance with planted borders, offering a private and manageable outdoor space.

LIVING ROOM

3.58 x 5.34 (11'8" x 17'6")

SUN ROOM

5.48 x 1.90 (17'11" x 6'2")

KITCHEN

2.34 x 2.31 (7'8" x 7'6")

BEDROOM

3.58 x 2.95 (11'8" x 9'8")

BEDROOM

2.38 x 2.94 (7'9" x 9'7")

BATHROOM

2.37 x 1.61 (7'9" x 5'3")





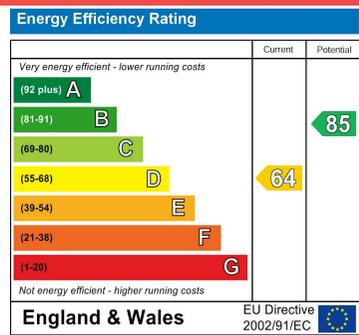


Approximate total area⁽¹⁾
635 ft²
59 m²

(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



Overdale - 18784186
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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