



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



£200,000

13 MALVERN CRESCENT, SCARBOROUGH, YO12 5QW

- Semi Detached Bungalow
- Sought After Location
- Two Bedrooms
- Gardens And Driveway

A SPACIOUS SEMI-DETACHED BUNGALOW SITUATED ON THIS HIGHLY SOUGHT AFTER CUL-DE-SAC, CONVENIENT FOR ALL OF THE TOWN CENTRES AMENITIES. OFFERED TO THE MARKET WITH NO ONWARD CHAIN, GARDENS TO THE FRONT AND REAR, AND DRIVEWAY.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
720 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA - 720 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac (2024)

Property Description

The property when briefly described comprises, entrance hall, bay fronted living room, modern kitchen open to the upvc conservatory at the rear, two well-appointed bedrooms and walk in wet room. Possible low maintenance gardens, gas central heating and upvc double glazing. Bungalows on this street tend to command high interest so early viewing is advised.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LIVING ROOM
16' 9" x 13' 4" (5.11m x 4.06m) into bay

KITCHEN
10' 7" x 8' 1" (3.23m x 2.46m)

CONSERVATORY
7' 6" x 5' 4" (2.29m x 1.63m)

BEDROOM
14' 4" x 10' 10" (4.37m x 3.3m)

BEDROOM
12' 2" x 9' 5" (3.71m x 2.87m)

WET ROOM
6' 8" x 5' 9" (2.03m x 1.75m)

OUTSIDE

GARDENS

DRIVEWAY