



OFFERS IN THE REGION OF £174,995
9 WEAPONNESS VALLEY CLOSE, SCARBOROUGH, YO11 2JJ

- Semi-Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Garage And Gardens

AN ELEVATED TWO BEDROOM BUNGALOW WITH A LOVELY BRIGHT AND AIRY FEEL, IN NEED OF SOME UPDATING AND MODERNISATION THIS WILL MAKE A LOVELY HOME AS IT HAS BEEN FOR THE LAST FORTY YEARS FOR THE PREVIOUS OWNER. TUCKED AWAY IN A PLEASANT CUL DE SAC ON THE POPULAR SOUTH SIDE OF SCARBOROUGH WITH GARAGE AND TIERED REAR GARDEN.



TIPPLE UNDERWOOD ESTATE
AGENTS
3 Coldyhill Lane, Scarborough, North
Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

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
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix ©2024

Property Description

The property when briefly described comprises entrance porch, hallway, front facing kitchen, large bay fronted living room, bedroom, modern wet room and further rear reception room. A staircase from the rear reception room leads up to the first floor with bedroom and additional storage. Enclosed garden to the rear split into two levels with patio and lawn. Garage with recently updated fibreglass roof.



GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
18' x 13' (5.49m x 3.96m) max
- KITCHEN
10' 2" x 7' 6" (3.1m x 2.29m)
- RECEPTION ROOM
12' 6" x 11' 5" (3.81m x 3.48m)
- BEDROOM
9' 3" x 8' 5" (2.82m x 2.57m)

SHOWER ROOM

FIRST FLOOR

- LANDING
- BEDROOM
15' 1" x 13' 10" (4.6m x 4.22m)
- STORAGE

OUTSIDE

- GARAGE
17' x 8' 10" (5.18m x 2.69m)
- GARDENS