



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



£200,000

25 ASHBURN RISE, SCARBOROUGH, YO11 2JL

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Garage And Gardens

A WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW OFFERED TO THE MARKET WITH NO ONWARD CHAIN. IN AN ELEVATED POSITION, ON A PLEASANT CUL DE SAC CLOSE TO THE TOWN CENTRES AMENITIES, WITH MANAGABLE GARDENS, DRIVEWAY AND GARAGE.

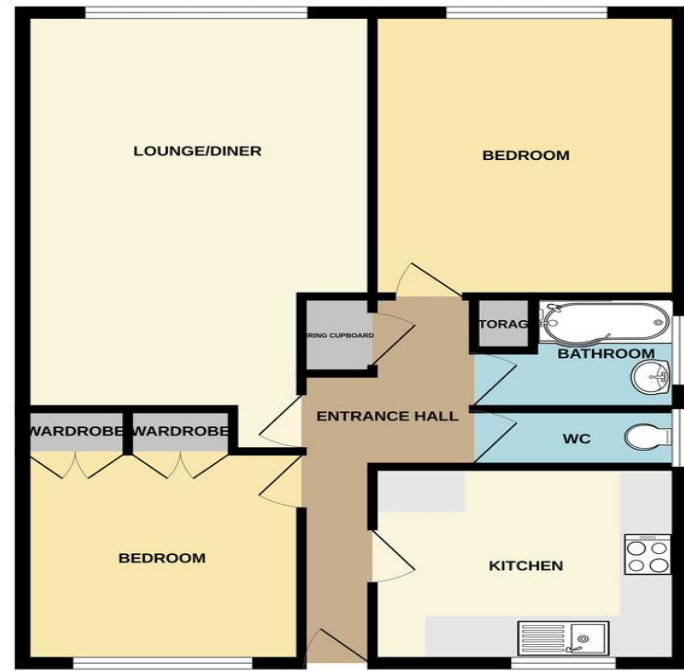


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.

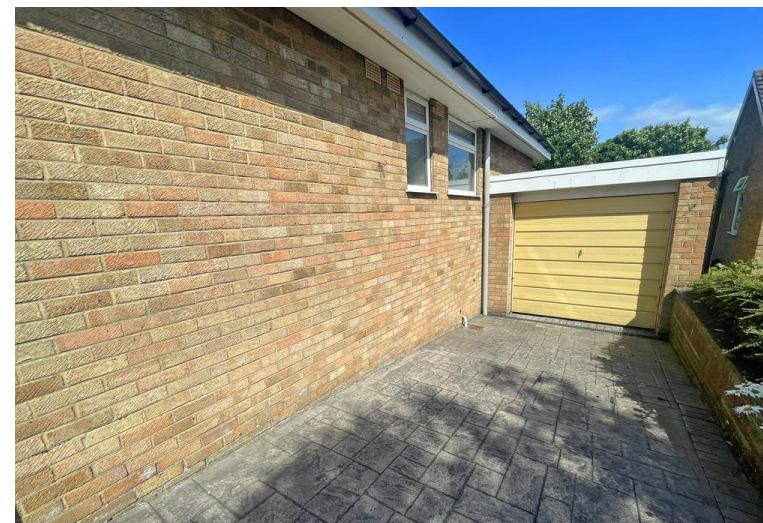


TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.
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Property Description

This detached bungalow when briefly described comprises, entrance hall, front facing kitchen, rear facing lounge/diner, two double bedrooms, modern bathroom and separate kitchen. The property benefits from modern gas central heating and upvc double glazing. To the outside are manageable gardens, driveway and garage.



GROUND FLOOR

ENTRANCE HALL

KITCHEN
12' x 9' 6" (3.66m x 2.9m)

LOUNGE/DINER
19' x 13' 3" (5.79m x 4.04m)

BEDROOM
13' 7" x 11' 7" (4.14m x 3.53m)

BEDROOM
10' 6" x 10' 2" (3.2m x 3.1m)

BATHROOM

WC

OUTSIDE

GARAGE

GARDENS