

ANDREW  
**COWEN**

SALES - LETTINGS - MANAGEMENT

01723 377707

## Howgate Drive, Scarborough Offers in Excess of £300,000

This **RECENTLY BUILT, MODERN, DETACHED FAMILY HOME** is located within in a **POPULAR RESIDENTIAL AREA** to the South of Scarborough and boasts spacious, immaculately presented accommodation throughout and benefits from a three car **DRIVEWAY AND SINGLE GARAGE**, A **PRIVATE SOUTH FACING REAR GARDEN** with **PATIO** and a utility room and **DOWNSTAIRS WC**. 'In our opinion' this property would make an ideal purchase for a **LARGE or GROWING FAMILY**.



## Property Features

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- DETACHED NEWLY BUILT FAMILY HOUSE
- FOUR BEDROOMS
- FAMILY BATHROOM, MASTER EN-SUITE AND A DOWNSTAIRS WC
- UPVC DOUBLE GLAZED & GAS CENTRAL HEATING
- SOUGHT AFTER RESIDENTIAL AREA
- IDEAL PROPERTY FOR A LARGE OR GROWING FAMILY
- FRONT GARDEN AND SOUTH FACING REAR GARDEN
- FREEHOLD
- THREE CAR DRIVEWAY, GARAGE AND ELECTRIC CAR CHARGING POINT

## Full Description

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Located in a popular residential area, around an abundance of facilities which include a Post Office, shops, nearby supermarket, various local interest groups and is served by a good local bus service with Scarborough Town within close proximity, we are pleased to offer to the market this beautiful family home which has both an attractive exterior and interior.

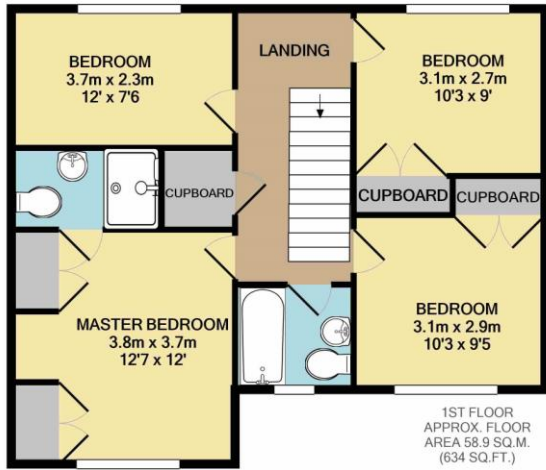
The property is situated close to Eastfield, Osgodby and Cayton and the A165 road which is a direct link to Scarborough, meaning that the property is situated within close proximity to all amenities and public transport links a large or growing family could need and Cayton Bay beach and the Cleveland Way are close enough to the property to be able to enjoy the scenic walking routes and beautiful views - everything a family could need.

The immaculately presented, double fronted property comprises; entrance into the inner hallway which provides access to all ground floor accommodation - a beautiful, modern, fitted fully tiled kitchen and large dining area with bay window, a utility room with adjoining downstairs WC and a spacious living room with French doors leading out to the rear. Stairs lead to the first floor landing and a storage cupboard, a modern 3 piece family bathroom, three double bedrooms and a generous single bedroom, all of which benefit from built in storage with the master bedroom benefitting from an en-suite shower room.

Externally the approach is welcoming with a lawn front garden, a three car driveway with an electric car charging point leading to a garage and a gate providing side access to the large, private south-facing rear lawn garden with established flowerbeds and a generous patio area which is also accessed via the living room and the utility area.







TOTAL APPROX. FLOOR AREA 118.8 SQ.M. (1279 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		108   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements