



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

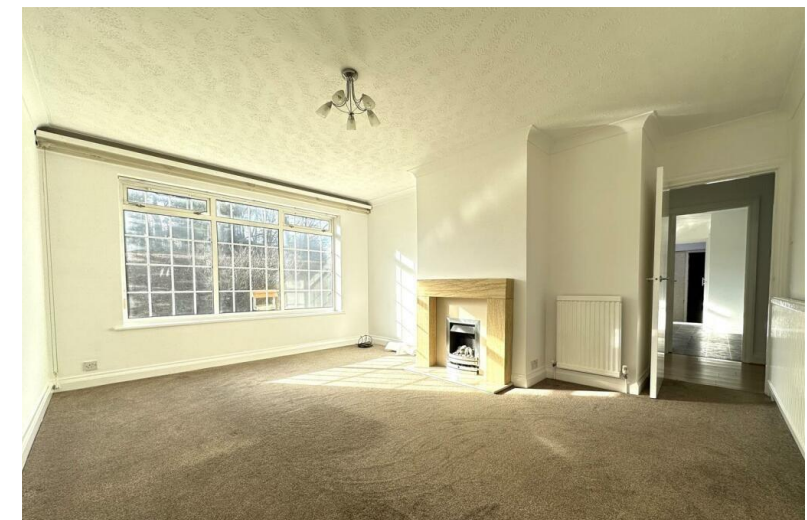


**£250,000**

8 ST. LUKES CRESCENT, SCARBOROUGH, YO12 6TD

- Detached Bungalow
- Two Double Bedrooms
- Garage And Gardens
- Convenient Location

A WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW, PRESENTED IN GOOD CONDITION THROUGHOUT WITH ATTACHED GARAGE AND GARDENS. CONVENIENTLY LOCATED CLOSE TO THE HOSPITAL WITH BOTH THE NEWBY AREA AND THE TOWN CENTRE IN CLOSE PROXIMITY.

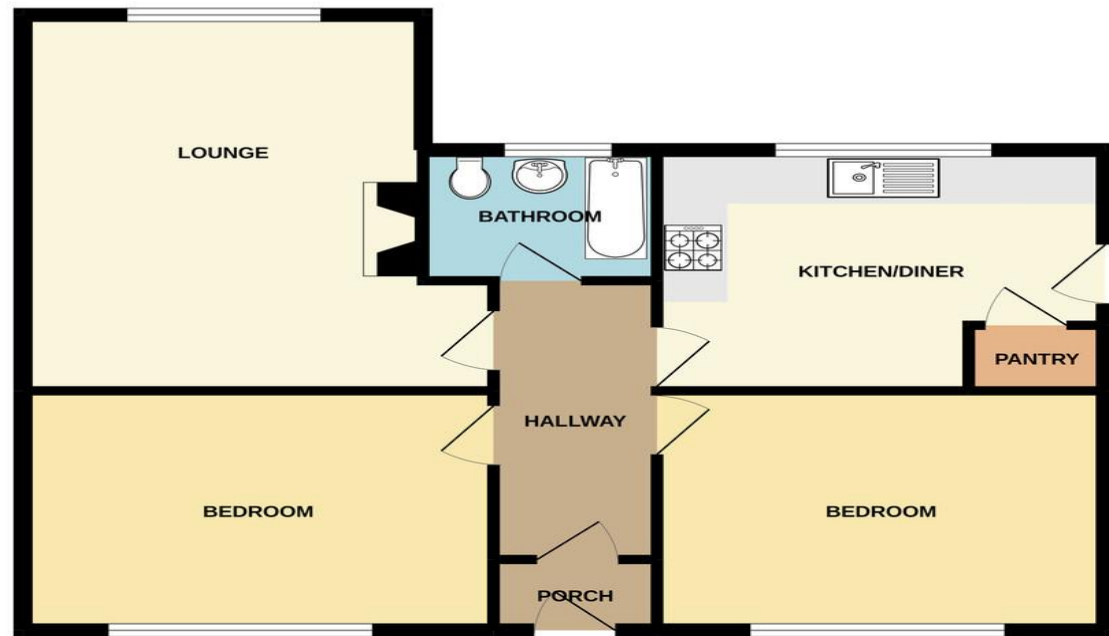


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

**GROUND FLOOR**  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.  
While 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.  
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### Property Description

This detached bungalow when briefly described comprises, entrance porch, hallway, two large double bedrooms to the frontal aspect, rear facing lounge, kitchen diner with pantry and modern bathroom. There is a covered passageway connecting the house to the garage. To the rear of the property is an enclosed garden with paved patio and to the front is a lawned garden with mature plants and shrubs and driveway leading to the garage.



### GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE  
15' 10" x 12' 2" (4.83m x 3.71m)
- KITCHEN/DINER  
13' 10" x 10' 2" (4.22m x 3.1m)
- BEDROOM  
14' 6" x 10' 2" (4.42m x 3.1m)
- BEDROOM  
13' 10" x 10' 2" (4.22m x 3.1m)
- BATHROOM
- OUTSIDE
- COVERED PASSAGE
- GARAGE
- GARDENS