

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |



OFFERS IN EXCESS OF £175,000

6 BROADLANDS DRIVE, EAST AYTON, SCARBOROUGH, YO13 9ET

- Semi-Detached Bungalow
- Two Bedrooms
- Garage And Garden
- Gas Central Heating

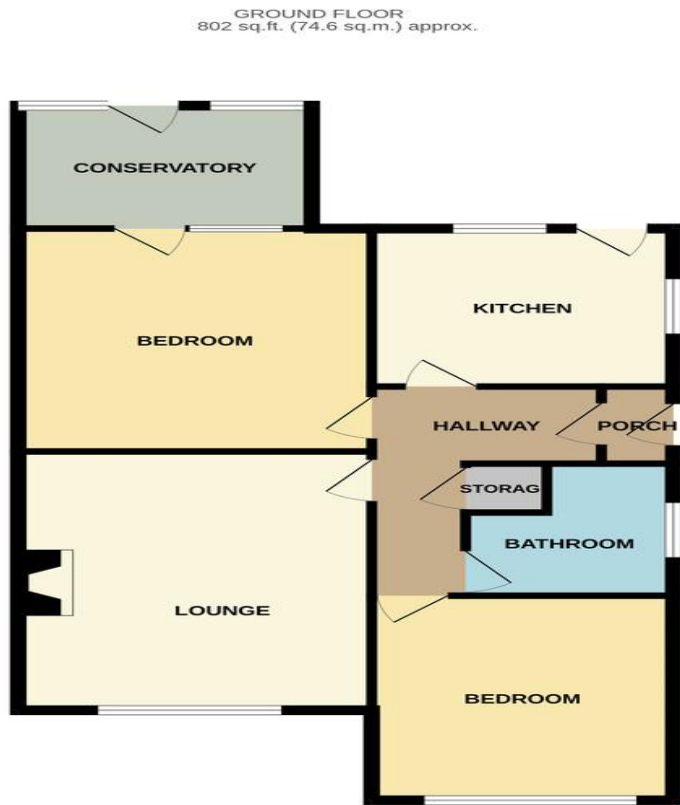
SITUATED IN THE POPULAR VILLAGE OF EAST AYTON IS THIS TWO BEDROOM SEMI DETACHED BUNGALOW. IN NEED OF SOME UPDATING AND MODERNISATION, THESE PROPERTIES MAKE LOVELY HOMES IN A LOVELY SETTING. ENCLOSED GARDEN TO THE REAR, DRIVEWAY AND GARAGE.



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



TOTAL FLOOR AREA : 802 sq.ft. (74.6 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 Metropix ©2025



Property Description

This semi-detached bungalow when briefly described comprises, entrance porch, hallway, lounge, two well-appointed bedrooms, walk in shower room and conservatory. To the outside of the property are mature gardens, driveway and garage.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
15' 7" x 12' 6" (4.75m x 3.81m)

KITCHEN
10' 8" x 10' 3" (3.25m x 3.12m)

BEDROOM
12' 6" x 12' 2" (3.81m x 3.71m)

CONSERVATORY
10' 5" x 7' 1" (3.18m x 2.16m)

BEDROOM
12' 4" x 10' 8" (3.76m x 3.25m)

SHOWER ROOM
8' x 6' 9" (2.44m x 2.06m)

OUTSIDE

GARDENS

GARAGE