



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>82 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**£180,000**

31 STADIUM LANE, SCARBOROUGH, YO12 4JA

- Detached House
- Three Bedrooms
- Garage And Gardens
- Some NHBC Warranty Remains

A MODERN THREE BEDROOM DETACHED HOUSE OFFERED TO THE MARKET WITH NO ONWARD CHAIN. CONSTRUCTED IN APPROXIMATELY 2018 STILL WITHIN ITS NHBC WARRANTY THIS FAMILY HOME HAS A CONTEMPORARY FELL WITH GARAGE OFF STREET PARKING AND GARAGE.

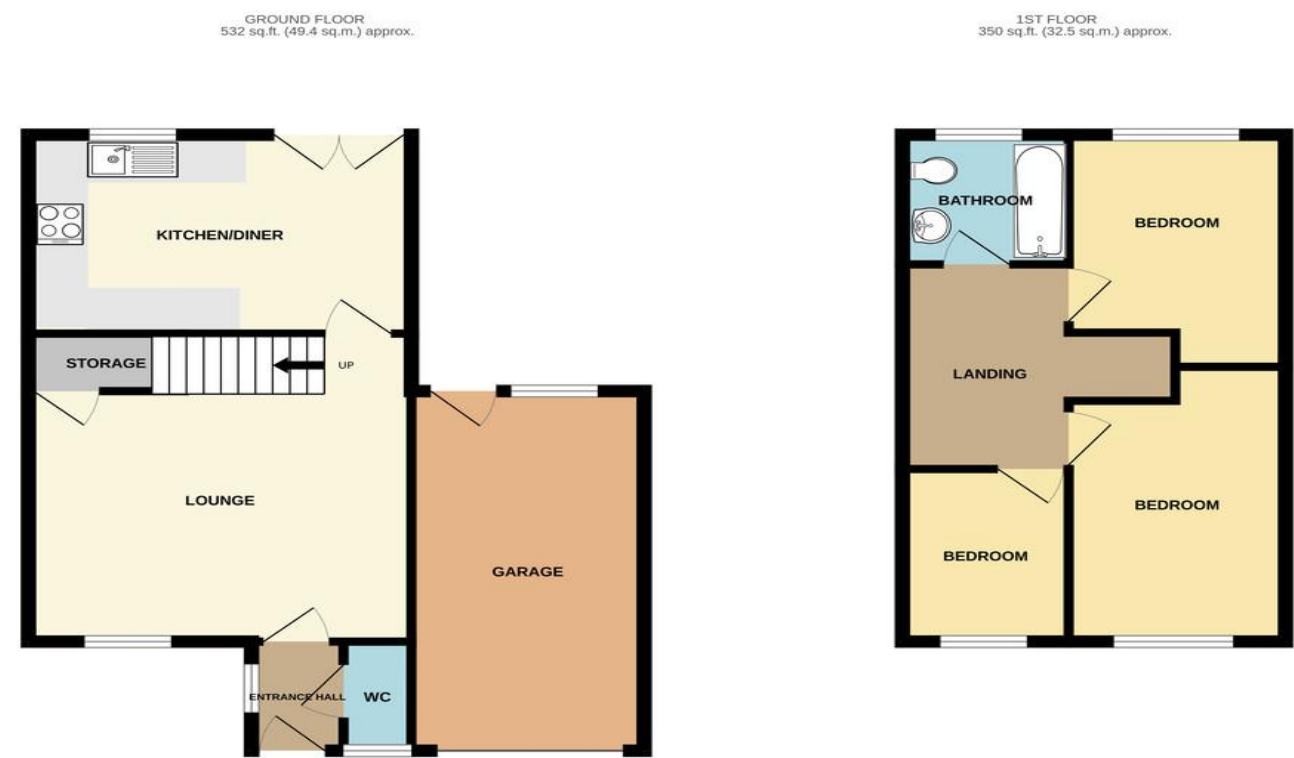


**TIPPLE UNDERWOOD ESTATE AGENTS**  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

**CONTACT**  
[www.tippleunderwood.co.uk](http://www.tippleunderwood.co.uk)  
01723 350299  
[mail@tippleunderwood.co.uk](mailto:mail@tippleunderwood.co.uk)

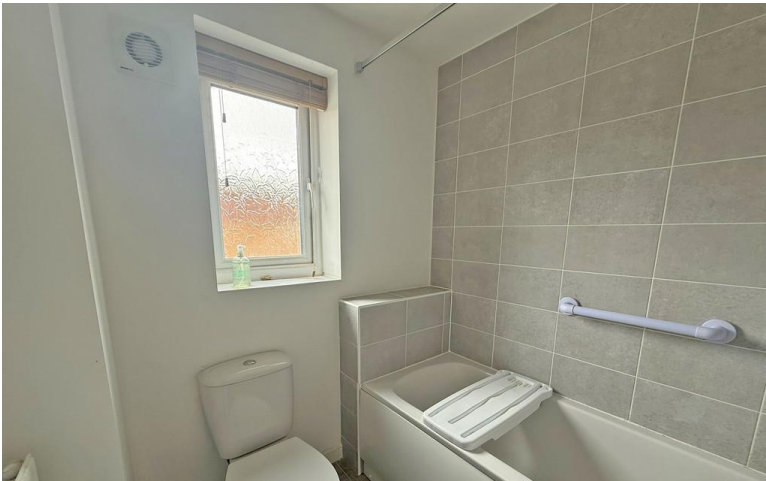
Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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





## Property Description

This detached property when briefly described comprises, entrance hall, WC, lounge and open plan kitchen diner to the ground floor with three bedrooms and family bathroom to the first floor. Patio doors lead out to the rear garden, front lawned garden and driveway leading to the attached garage.



### GROUND FLOOR

ENTRANCE HALL

WC

LOUNGE

14' 7" x 14' 7" (4.44m x 4.44m) max

KITCHEN/DINER

14' 7" x 9' 5" (4.44m x 2.87m)

### FIRST FLOOR

LANDING

BEDROOM

13' x 8' 3" (3.96m x 2.51m) max

BEDROOM

11' 2" x 8' 3" (3.4m x 2.51m) max

BEDROOM

8' 1" x 6' 3" (2.46m x 1.91m)

BATHROOM

### OUTSIDE

GARDENS

GARAGE

16' 7" x 8' 10" (5.05m x 2.69m)