



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





£327,500

7 HACKNESS DRIVE, NEWBY, SCARBOROUGH, YO12 5SB

- Detached Bungalow
 - Two Bedrooms
 - Recently Upgraded
 - No Onward Chain
- RECENTLY REFURBISHED THROUGHOUT AND SITUATED IN THIS POPULAR AREA WE FIND THIS TWO BEDROOM DETACHED BUNGALOW WITH GARDENS, LONG DRIVEWAY AND GARAGE. MODERN KITCHEN AND SHOWER ROOM, WELL APPOINTED ROOMS AND ROOM TO EXTEND.



TIPPLE UNDERWOOD ESTATE AGENTS
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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



TOTAL FLOOR AREA: 748 sq.ft. (69.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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

The property when briefly described comprises entrance porch, hallway, rear facing lounge diner, modern kitchen, two double bedrooms and a recently fitted shower room. Gardens to the front and rear aspect, long driveway leading to the detached garage at the rear and timber summerhouse.



GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE/DINER
22' 4" x 15' 4" (6.81m x 4.67m) max

KITCHEN
12' 6" x 8' 4" (3.81m x 2.54m)

BEDROOM
12' 3" x 9' 10" (3.73m x 3m)

BEDROOM
11' 3" x 9' 9" (3.43m x 2.97m)

SHOWER ROOM

OUTSIDE

GARDENS

GARAGE