



## 22 Rimington Way

Osgodby, Scarborough, YO11 3QN

**Guide Price £235,000**



We are delighted to offer to the market this 3 bedroom detached bungalow in the popular village of Osgodby, close to Cayton Bay the village has a range of local services and facilities including a public house and take away, and has excellent transport links to both Scarborough and Filey. When briefly described the property comprises lounge, kitchen and dining room with double doors to the rear garden. There are 3 bedrooms, one with en suite shower room and family bathroom. With off road parking and garage, the property also benefits from attractive hard landscaped front and enclosed rear garden. The property has no onward chain and we highly recommend an early viewing.



## Entrance

Steps up to UPVC door which is located at the side of the property. Access into

## Kitchen

With range of base, drawer, wall and display units, co-ordinated worktop, tiled splashback and stainless steel sink. Inset electric double oven, ceramic hob and extractor fan over. Space for washing machine and fridge. UPVC window overlooking the front of the property.

## Lounge

With a front facing UPVC window, fire with hearth and wood mantle. Overhead light, coving and radiator.

## Dining Room

UPVC French doors leading to the rear garden. Overhead light, coving and radiator.

## Bedroom 1

Double bedroom with front facing UPVC window. Overhead light, coving and radiator.

## En Suite

Shower cubicle, WC and hand basin. Extractor fan

## Bedroom 2

Double bedroom with UPVC window overlooking the rear of the property. Overhead light, coving and radiator.

## Bedroom 3

With UPVC window overlooking the rear of the property. Overhead light and radiator.

## Family Bathroom

With 3 piece bathroom suite and frosted UPVC window overlooking the side of the property.

## Outside

With hard landscaped front and enclosed rear gardens. Shared driveway leading to garage

## Area Map

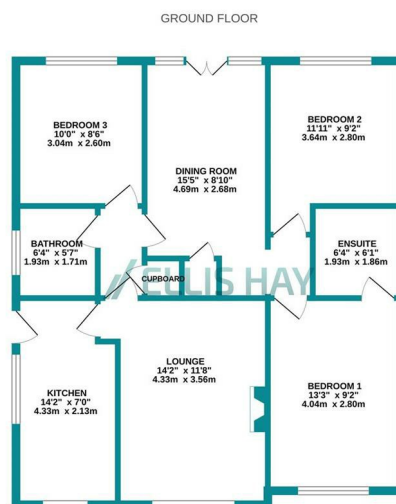


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Council Tax Band: C

## Tenure: Freehold



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