



Ouzel Grove, Scarborough, YO11 3HX

Colin Ellis welcome to the market a THREE bedroom SEMI-DETACHED house offered in EXCELLENT condition throughout. Offering GOOD LIVING space and benefitting from UPGRADED EXTRAS this home is a MUST VIEW. Benefitting from a STUNNING kitchen/diner, downstairs WC, EN-SUITE to master bedroom, UNDERFLOOR HEATING, GARDEN, DRIVE, GARAGE and an additional TWO PARKING SPACES.

Guide Price £210,000



Briefly comprising of an entrance hall with built in cupboards, downstairs WC, lounge leading to the kitchen/diner area which benefits from underfloor heating and doors leading out onto the garden. The first floor offers three bedrooms with built in cupboards, en-suite to the master bedroom and a family bathroom. Outside there is an enclosed garden with a patio area and gated access to the drive. There is a door leading into the garage which has power. There is also an additional two parking spaces.

This lovely home forms part of the sought after development known as Middle Deepdale with convenient access to a wealth of local amenities, shops, reputable schools for all ages, great transport links and is only 10 minutes from the sea. Viewings are recommend to appreciate all this property has to offer!

ENTRANCE

Two built in cupboards, underfloor heating and stairs to first floor.

LOUNGE/DINER

6.7m x 3.0m (21'11" x 9'10")

uPVC double glazed window, uPVC double glazed double doors and underfloor heating.

KITCHEN

3.2 x 2.9m (10'5" x 9'6")

Range of base, wall and drawer units, tiled splashback, integrated oven, hob, grill and extractor, integrated fridge freezer, integrated dishwasher, sink with drainer unit and mixer tap, uPVC double glazed window, LED downlights and underfloor heating.

WC

1.6m x 1.2m (5'2" x 3'11")

Hand basin, WC, radiator and LED downlights.



FIRST FLOOR LANDING

uPVC double glazed window, airing cupboard and loft access.

BEDROOM ONE

3.3 m x 2.5m (10'9" m x 8'2")

uPVC double glazed window, radiator and fitted wardrobe.

EN-SUITE

2.7 x 1.5m (8'10" x 4'11")

Shower cubicle with power shower, wall hung hand basin with vanity unit, WC, ladder radiator and LED downlights.



BEDROOM TWO

3.6m x 2.7m (11'9" x 8'10")

uPVC double glazed window, radiator and fitted wardrobe.

BEDROOM THREE

3.1m x 2.0m (10'2" x 6'6")

uPVC double glazed window, radiator and built in cupboard.



BATHROOM

2.5m x 1.6m (8'2" x 5'2")

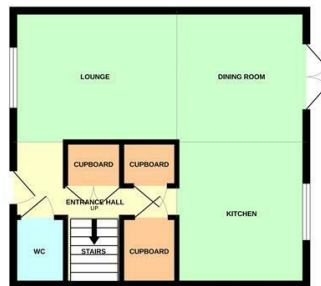
Bath with power shower over, wall hung hand basin with vanity unit, WC, shaver point, uPVC double glazed window, ladder radiator and LED downlights.



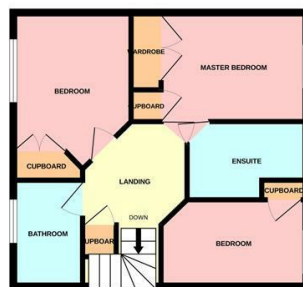
OUTSIDE

Outside there is an enclosed garden with a patio area and gated access to the drive. There is a door leading into the garage which has power. There is also an additional two parking spaces.

GROUND FLOOR



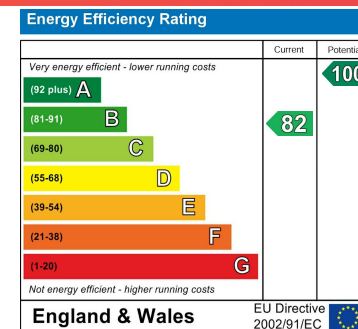
1ST FLOOR
colin ellis



Whilst every effort 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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Ouzel Grove - 18477022
Council Tax Band - C
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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