



colin ellis

**Osgodby Lane,
Scarborough, YO11 3QD**

Colin Ellis welcome to the market an INDIVIDUALLY DESIGNED, DETACHED family home offering spacious living accommodation throughout. Offering TWO RECEPTION rooms, conservatory, FOUR BEDROOMS, LARGE garden to the front with AMPLE parking, SOUTH facing rear garden and a GARAGE.

Guide Price £320,000

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DESCRIPTION

Briefly comprising an entrance porch and hallway, downstairs w/c, lounge with feature fireplace, dining room, conservatory, fitted kitchen/breakfast room with doors to the rear garden and access to the garage.

The first floor benefits a master bedroom with en-suite shower room, three further bedrooms and a family bathroom suite.

Outside the large front garden is laid to lawn with hedged border and brick paved driveway leading to the garage. To the rear is an enclosed south facing rear garden.

Situated in a highly desirable area this well presented home is sure to be popular. Located in the village of Osgodby, close to Scarborough and local beaches at Cayton and Cornelian.

VESTIBULE/ENTRANCE HALL

Under stairs storage, double radiator and power points.

LOUNGE

Double radiator, uPVC double glazed windows and power points

DINING ROOM

uPVC double glazed window and power points.

KITCHEN

Base, wall and drawer units, wood worktop, tiled splash back, space for range oven, fridge and freezer, feature sink, mixer tap, power points and door to garage.

LANDING

BEDROOM ONE

Double radiator, uPVC double glazed windows and power points.



EN-SUITE

Basin with pedestal, low flush wc, and electric shower cubicle.

BEDROOM TWO

Double radiator, uPVC double glazed windows and power points.

BEDROOM THREE

Double radiator, uPVC double glazed window and power points.

BEDROOM FOUR

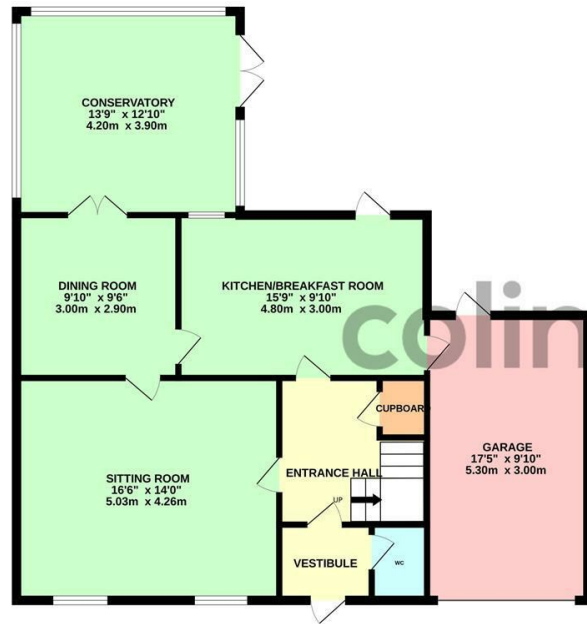
uPVC double glazed window and power points.

OUTSIDE

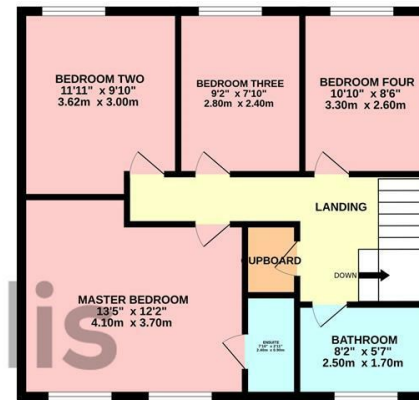
Front and rear lawn, rear decking, south facing garden,



GROUND FLOOR



1ST FLOOR



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.
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Osgodby Lane - 18629935
Council Tax Band - Exempt
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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