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your trusted property experts

**Woods Grove,**  
Scarborough, YO13 0JD

**Rent - £1,100 PCM**  
**Deposit - £1,200**

A well-regarded village location for this spacious two bedroom detached bungalow, offering spacious accommodation set in attractive gardens. The property comprised doors to vestibule, hallway, large front facing lounge having a feature stone fireplace with insert living flame fire. There is a second rear facing sitting room with patio doors and opening to dining area. The property has a fitted kitchen with integrated appliances. There are two bedrooms, the main one with a en-suit shower room and a separate family bathroom. Outside is a driveway with a parking area to the front and a detached garage with a side service door. The property also benefits from gas central heating and uPVC double glazing.



## ENTRANCE

uPVC double doors leading to vestibule.

## VESTIBULE

Door and matching side window to hallway.

## HALLWAY

Double radiator, consumer unit, central heating with thermostat control, built in coat cupboard and loft access with a pull down ladder.

## LOUNGE

6.4 x 3.61 (20'11" x 11'10")

Stone fireplace with live flame gas fire, ceiling roses, center lights, radiator, television point, double glazed windows with open view and door to hallway.

## DINING ROOM

3.15 x 2.26 (10'4" x 7'4")

Ceiling light, radiator, television point, and uPVC double glazed window.

## SECOND LOUNGE

3.89 x 2.95 (12'9" x 9'8")

Ceiling rose, center lights, uPVC double glazed window and sliding patio doors.

## KITCHEN

3.05 x 2.95 (10'0" x 9'8")

Sink unit with mixer tap, wall and drawer units, integrated oven, hob, extractor, fridge, freezer. ceiling spot lights, walk in airing cupboard, central heating, boiler, and uPVC double glazed windows.

## BEDROOM ONE

3.4 x 3.38 (11'1" x 11'1")

Ceiling light, radiator, and uPVC double glazed windows.

## BEDROOM TWO

5.61 x 3.15 (18'4" x 10'4")

Ceiling light, radiator, and uPVC double glazed window with fitted blind.

## EN-SUITE

Shower cubicle, W.C, hand basin, ceiling light, electric wall heater, laminate flooring, and extractor.

## BATHROOM

W.C, hand basin with mixer tap, bath with mixer tap, hand held shower, shower rail, heated towel warmer, ceiling light, uPVC double glazed frosted window and a fitted blind.

## OUTSIDE

Paved driveway with parking, walled raised border, side gate, single detached garage with up and over door, uPVC double glazed side door, rear patio area, greenhouse, store shed, further raised patio and lawned area.



GROUND FLOOR



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## Woods Grove - 18021203

### Council Tax Band - D

### Length of Tenancy - Please contact office for further information

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 heating costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient - higher heating costs	E		
Very poor energy efficiency - highest heating costs	F		
Least energy efficient - very high heating costs	G		

Net energy efficient - higher heating costs

England & Wales

EU Directive 2002/91/EC

61



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