



colin ellis

## Hovingham Drive, Scarborough, YO12 5DT

This beautifully presented three bedroom semi detached house offers a perfect blend of comfort and style. The property boasts a modern kitchen, three bedrooms and a modern bathroom. Outside, the property features a drive and a garage, providing convenient off-road parking.

With its attractive presentation and prime location, it is sure to appeal to a variety of purchasers. Do not miss the opportunity to make this lovely property your own.

Guide Price £220,000





## PROPERTY DESCRIPTION

The accommodation comprises; Vestibule leading to living room, kitchen and stairs to first floor. The first floor landing provides access to the three bedrooms and the family bathroom. Externally the property has garden to the front, side and rear and a driveway leading to a single garage.

### LIVING ROOM

4.49 x 4.34 (14'8" x 14'2")

### KITCHEN

4.50 x 2.80 (14'9" x 9'2")

### BEDROOM

2.56 x 4.15 (8'4" x 13'7")

### BEDROOM

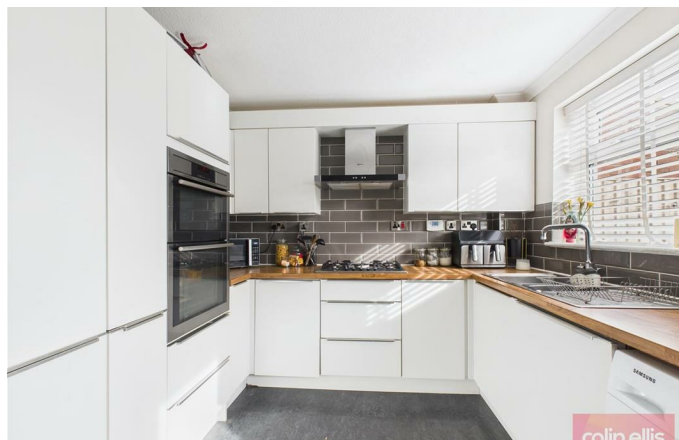
2.56 x 2.96 (8'4" x 9'8")

### BEDROOM

1.87 x 2.09 (6'1" x 6'10")

### BATHROOM

1.83 x 1.66 (6'0" x 5'5")

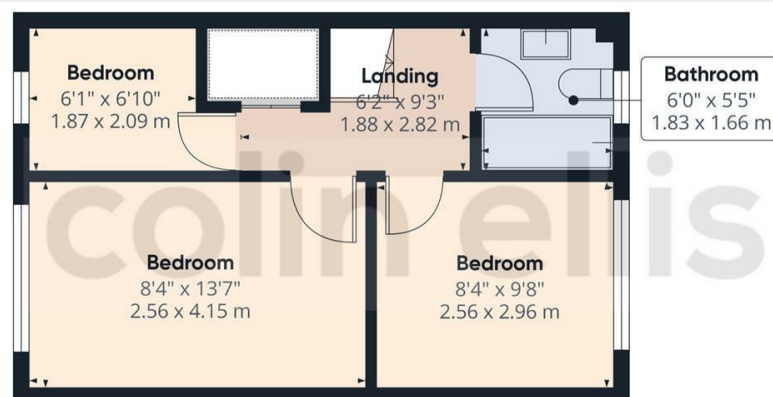








Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

692.56 ft<sup>2</sup>  
64.34 m<sup>2</sup>

**Reduced headroom**

16.4 ft<sup>2</sup>  
1.52 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Hovingham Drive - 18694691**

**Council Tax Band - B**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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