



colin ellis

Woods Grove, Scarborough, YO13 0JD

This delightful detached bungalow on Woods Grove offers three bedrooms and would be ideal for families or those seeking a village location. The spacious layout includes a dual aspect living room, sun rooms, bathroom and a convenient laundry room.

One of the standout features of this property is the rear garden, which boasts open aspect views, creating a serene outdoor space. The property also benefits from ample off street parking and a garage.

The village location adds to the appeal, offering a sense of community while still being within easy reach of Scarborough's amenities and attractions. This bungalow is a wonderful opportunity for those looking to embrace a lifestyle in a picturesque setting. Don't miss the chance to make this charming property your new home.

Guide Price £350,000



PROPERTY DESCRIPTION

The property briefly comprises; To the ground floor a living room, kitchen diner, bathroom, bedroom (currently used as a second reception room), two sun rooms and a laundry room. To the second floor are two further bedrooms. Externally there is a large driveway, garage and an open aspect garden to the rear.

GROUND FLOOR

LIVING ROOM

4.28 x 3.98 (14'0" x 13'0")

KITCHEN

3.06 x 7.08 (10'0" x 23'2")

BEDROOM

3.49 x 2.99 (11'5" x 9'9")

BATHROOM

2.54 x 2.06 (8'3" x 6'9")

LAUNDRY ROOM

3.31 x 3.50 (10'10" x 11'5")

SUN ROOM

2.03 x 3.35 (6'7" x 10'11")

SUN ROOM

1.94 x 3.04 (6'4" x 9'11")

GARAGE

5.79 x 4.15 (18'11" x 13'7")

FIRST FLOOR

BEDROOM

4.30 x 4.45 (14'1" x 14'7")

BEDROOM

3.04 x 4.11 (9'11" x 13'5")







Approximate total area⁽¹⁾
 1636.75 ft²
 152.06 m²

Reduced headroom
 10.3 ft²
 0.96 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

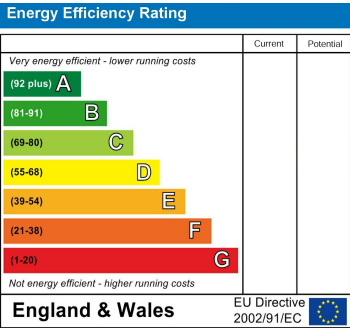
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Woods Grove - 18682398
Council Tax Band - E
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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