

colin ellis



## Osgodby Grove, Scarborough, YO11 3JN

Asking Price Of £137,500

Always popular two bedroomed semi-detached bungalow at Osgodby which will be popular with couples and mature purchasers in particular. The property benefits from vacant possession. Outside is a block paved driveway with lawned front and rear gardens, patio and summerhouse.





Always popular two bedroomed semi-detached bungalow at Osgodby which will be popular with couples and mature purchasers in particular. The property is in need of modernisation but benefits from vacant possession and comprises uPVC double glazed door to L-shaped hallway with pull down loft ladder to loft. There is a 16ft front facing lounge which has a living flame gas fire. The fitted kitchen has glossed white cabinet fronts and some integrated appliances. There are two bedrooms and a rear facing uPVC double glazed conservatory with glass roof. A shower room with double cubicle completes the accommodation. Outside is a block paved driveway with lawned front and rear gardens, patio and summerhouse. The property also benefits from gas central heating via Ideal Logic plus boiler and has uPVC double glazing including patio doors.

#### **LOCATION**

From Scarborough Railway Station, proceed over Valley Bridge onto Ramshill and Filey Road, continue up Filey Road, at the bypass roundabout just before Osgodby top turn right, bearing left Osgodby Grove is off on the right hand side with this property on the right.



#### **HALLWAY**

Oak effect flooring, radiator having thermostatic valve, coved ceiling, ceiling light, loft access with pull down ladder to loft area with Velux window, central heating thermostat control.



#### **LOUNGE** 15'11" x 10'4"

Brick fireplace with stone effect hearth with inset Living Flame gas fire, coved ceiling, ceiling and wall light point, T.V point, radiator with thermostatic valve, dimmer switch, uPVC double glazed window with fitted blind overlooking the front, six panel colonial style door to hallway.

#### **KITCHEN** 8'10" x 8'3"

Stainless steel sink unit with matching mixer tap, tiled splash back, range of fitted base, wall and drawer units in gloss white, co-ordinating granite effect open work surfaces, integrated oven, hob and extractor, plumbed for automatic washing machine, space for fridge freezer, oak effect laminate flooring, radiator with thermostatic valve, coved ceiling, inset ceiling spot light, wall mounted Ideal Logic Plus gas boiler providing for radiators and domestic hot water, uPVC double glazed window with fitted blind overlooking the front.

#### **BEDROOM 1** 12'9" x 10'4"

coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the rear, six panel colonial style door to landing.

#### **BEDROOM 2** 9'4" x 8'4"

Coved ceiling, ceiling light, radiator with thermostatic valve, uPVC double glazed window overlooking the side, uPVC double glazed patio doors to uPVC double glazed conservatory, six panel colonial style door to hallway.

#### **UPVC D.G. CONSERVATORY** 10'3" x 9'4"

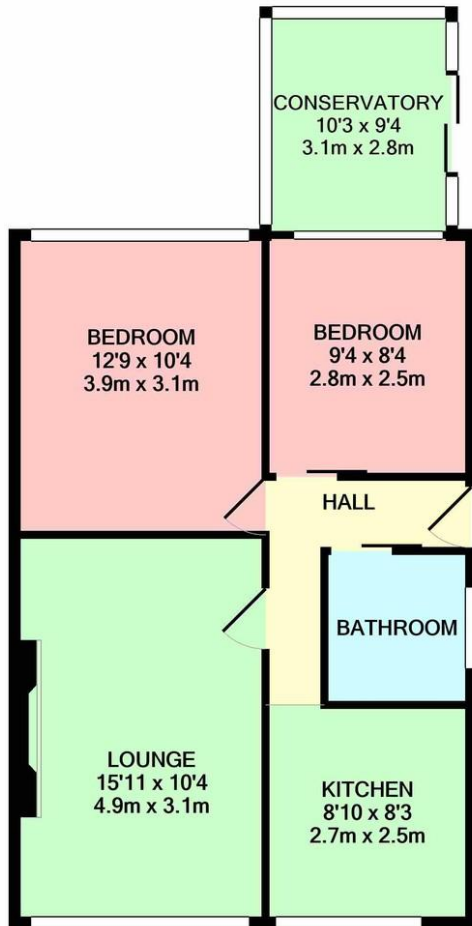
Double glazed glass roof, uPVC double glazed windows and sliding patio door to rear, oak effect laminate flooring.

#### **SHOWER ROOM**

Low flush WC, hand basin with lever taps, double shower cubicle with Myra electric shower, tiled walls, double radiator, panel ceiling with ceiling lights, uPVC double glazed window with frosted glass to the side, six panel colonial style door to hallway.





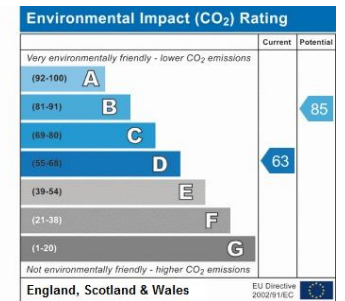
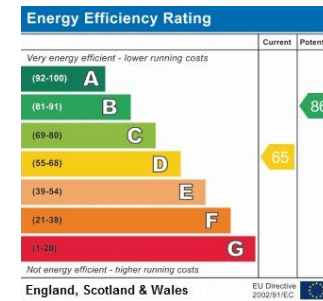


**OUTSIDE**

To the front is a lawn with wide stocked borders blocked paved driveway leading through to further block paved driveway via wrought iron gates, rear garden laid out as patio area, lawn, wide stocked borders, summer house being enclosed by walls timber fence and screening conifers, outside lighting and cold water supply tap.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council Tax Band: Band B



Osgodby Grove - Reference Number: 111918



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