



15 Woodland Ravine

Woodlands, Scarborough, YO12 6TA

Price Guide £275,000



3



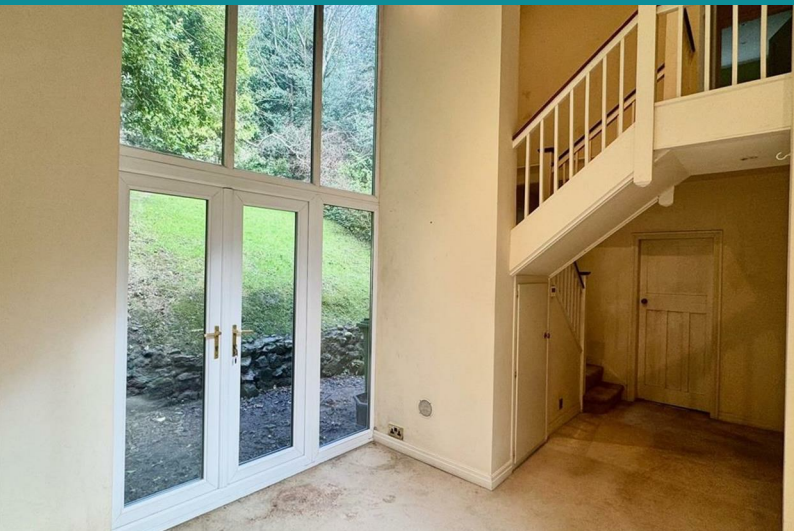
1



2



D



15 Woodland Ravine

Woodlands, Scarborough, YO12 6TA

Price Guide £275,000



15 Woodlands Ravine

We are delighted to offer to the market this spacious three-bedroom detached home in a highly sought-after location, close to local schools, the hospital, North Bay, the town centre, and excellent transport links. Sold with NO onward chain, this property offers immediate opportunity for a smooth purchase.

The ground floor is accessed via a generous entrance reception room which in our opinion offers flexible additional living space and an impressive introduction to the home, ideal as a garden room, dining area or additional reception space. This leads through to a large lounge, separate dining room/office, modern kitchen with dining area, and cloakroom.

Set back from the road, the home enjoys mature trees, front and rear gardens, and proximity to Manor Road Park, offering a peaceful and private setting.

For further information or to arrange a viewing, call our friendly sales team on 01723 350077 today. Please note the property is owned by a relative of an Ellis Hay staff member.

Entrance Lobby

20'8" x 13'1" (6.3 x 4.0)

Lounge

22'11" x 12'5" (7.0 x 3.8)

Dining Room/Study

7'10" x 11'9" (2.4 x 3.6)

Kitchen

11'9" x 9'6" (3.6 x 2.9)

Dining Area

7'6" x 8'2" (2.3 x 2.5)

Cloakroom

2'7" x 5'10" (0.8 x 1.8)

Bedroom 1

10'9" x 11'5" (3.3 x 3.5)

Bedroom 2

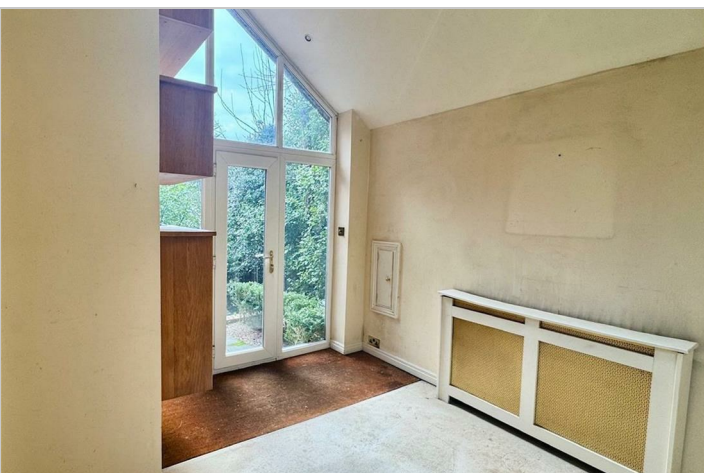
11'9" x 11'5" (3.6 x 3.5)

Bedroom 3

7'6" x 8'10" (2.3 x 2.7)

Bathroom

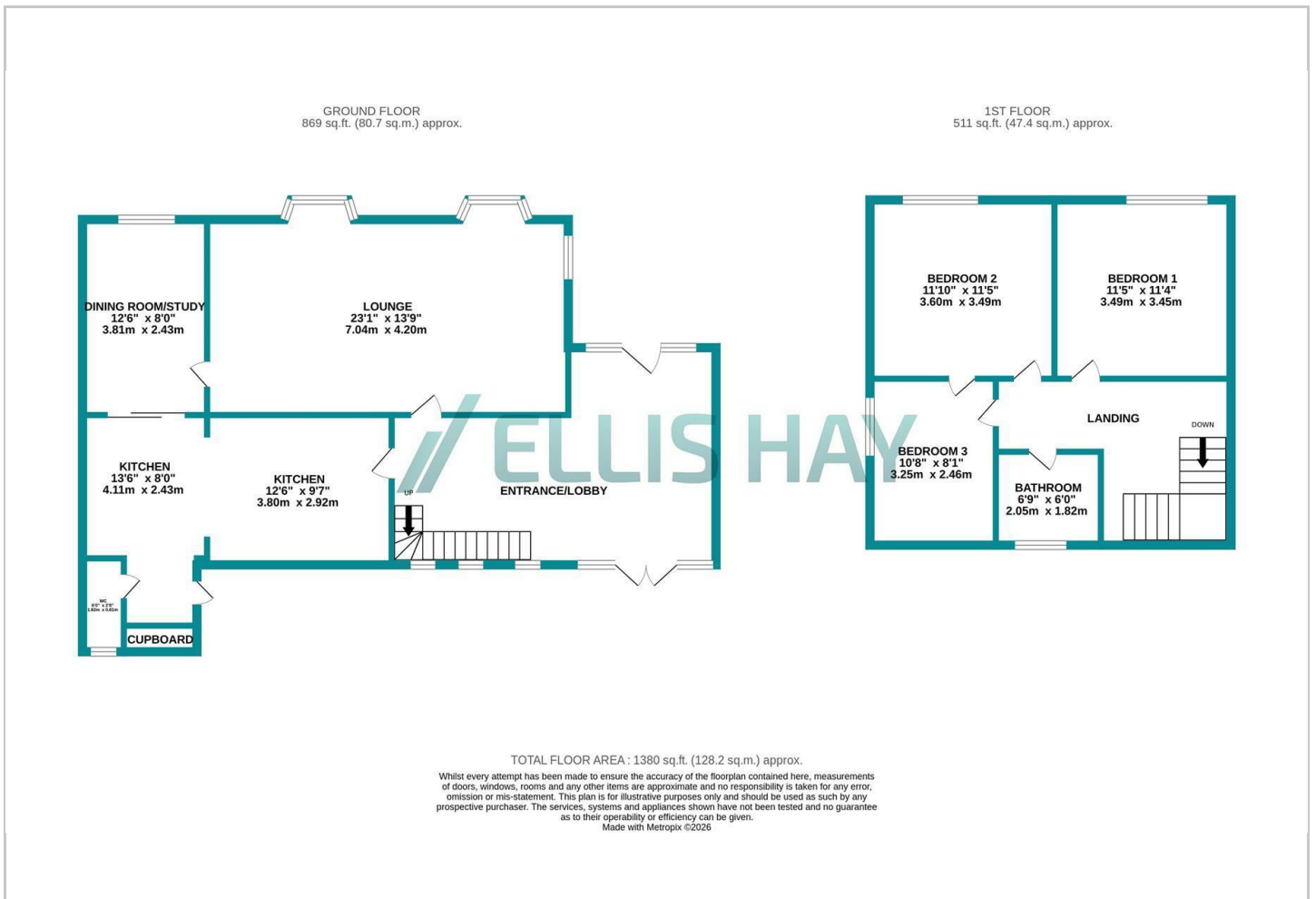
6'6" x 5'10" (2.0 x 1.8)



Hybrid Map



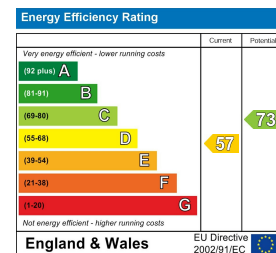
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.