



## 15 Woodland Ravine, Scarborough, YO12 6TA

**Price Guide £299,000**

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 this property is owned by a relative of an Ellis Hay staff member.

## **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)**

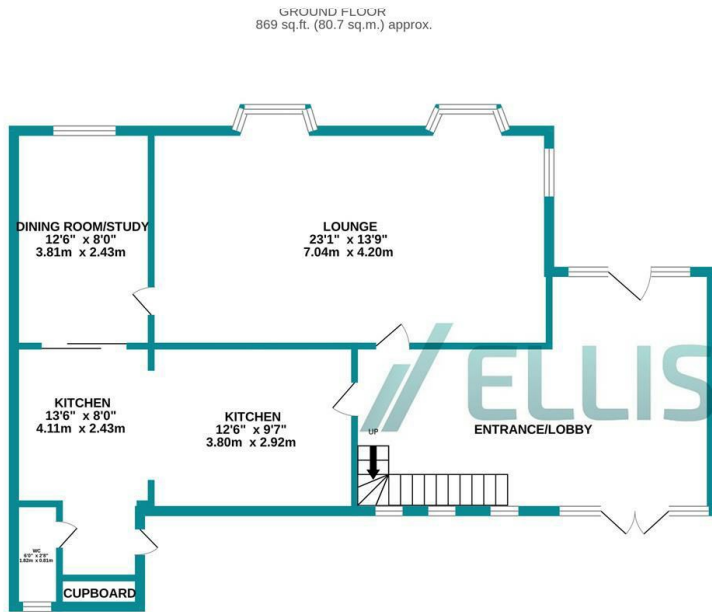
**Bedroom 1 10'9" x 11'5" (3.3 x 3.5)**

**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)**

# Floor Plan

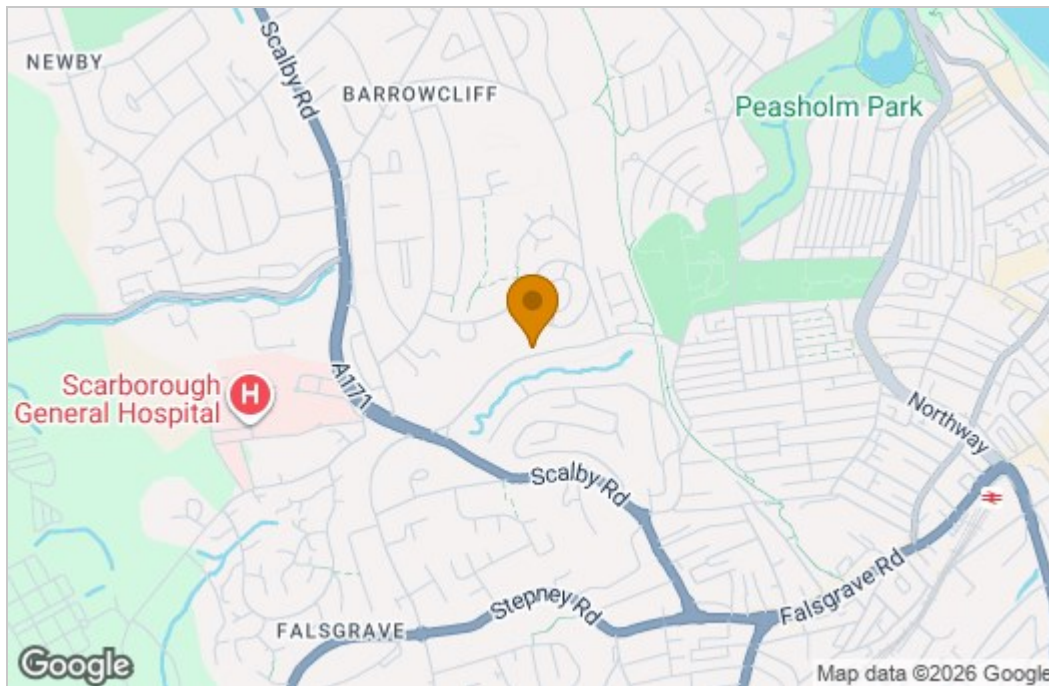


TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

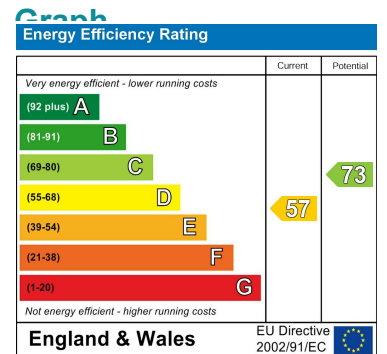
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2026

# Area Map



# Energy Efficiency



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.