



colin ellis

The Grove, Scarborough, YO12 4RD

Located in the highly regarded village of Seamer, this deceptively spacious three bedroom semi-detached dormer bungalow offers versatile living accommodation, generous corner plot gardens and excellent potential for further modernisation or personalisation. Situated within easy reach of local amenities, transport links and countryside walks, the property is ideal for a range of buyers including downsizers and families.

Offered to the market with no onward chain, this well-positioned home presents an excellent opportunity to acquire a spacious dormer bungalow in a sought-after village location.

Guide Price £215,000

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PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway, spacious living room with large front facing window, fitted kitchen, separate dining room, ground floor bedroom and a modern wet room. To the rear is a bright sun room overlooking the enclosed patio garden. To the first floor are two further bedrooms with useful eaves storage and landing area.

Externally, the property occupies an attractive corner plot with lawned gardens to the front and side, driveway leading to a garage and an enclosed low-maintenance rear patio garden.

LIVING ROOM

3.47 x 5.09 (11'4" x 16'8")

DINING ROOM

3.19 x 2.53 (10'5" x 8'3")

KITCHEN

2.57 x 3.28 (8'5" x 10'9")

SUN ROOM

3.24 x 2.39 (10'7" x 7'10")

BATHROOM

1.62 x 1.96 (5'3" x 6'5")

BEDROOM

2.81 x 3.65 (9'2" x 11'11")

BEDROOM (FIRST FLOOR)

2.62 x 5.87 (8'7" x 19'3")

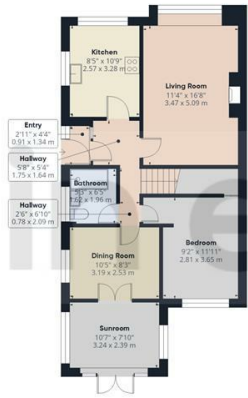
BEDROOM (FIRST FLOOR)

3.42 x 3.69 (11'2" x 12'1")





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Approximate total area⁽¹⁾
 1087 ft²
 101 m²

Reduced headroom
 5 ft²
 0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

The Grove - 18803215
Council Tax Band - C
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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