





## 3 Barmoor Green

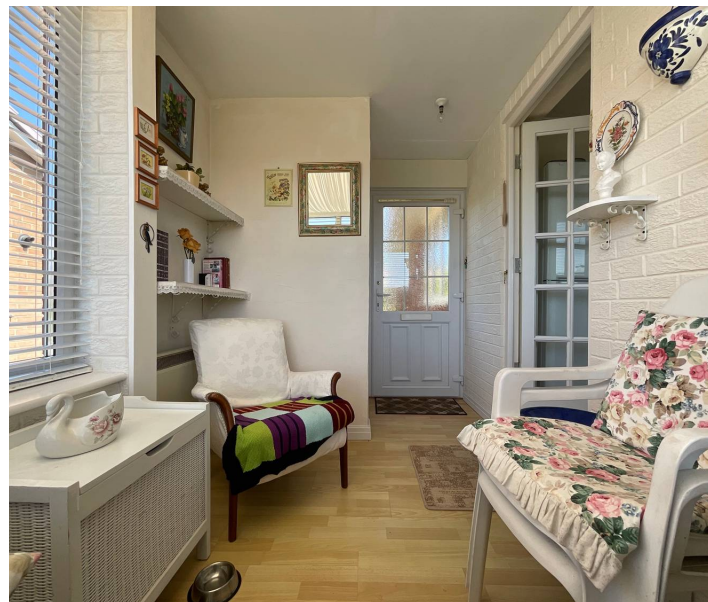
Scalby, Scarborough

- BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- SET WITHIN POPULAR VILLAGE OF SCALBY
- MASTER BEDROOM WITH EN SUITE
- GENEROUS REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

We are delighted to present this beautifully presented three bedroom detached bungalow, ideally situated in the sought-after village of Scalby.

This impressive home offers a spacious and versatile layout, beginning with a welcoming entrance hall that leads through to a generous lounge, perfect for relaxing or entertaining guests. The property further benefits from a bright sun room, creating a wonderful space to unwind and enjoy natural light throughout the day. The kitchen is thoughtfully designed, providing ample storage and workspace for culinary enthusiasts. The master bedroom boasts its own en suite, offering a touch of luxury and privacy, while two additional well-proportioned bedrooms provide comfortable accommodation for family or guests. A bathroom serves the remaining bedrooms, ensuring convenience for all.

With practical features such as a driveway and garage, this bungalow is well-suited to those seeking accessible, single-level living in a tranquil village setting. Located within easy reach of local amenities and transport links, this property combines comfort and practicality in equal measure. Early viewing is highly recommended to fully appreciate the quality and lifestyle this delightful home has to offer.





## GROUND FLOOR

### Entrance Hall

### Lounge

21' 4" x 11' 10" (6.50m x 3.60m)

### Kitchen

11' 10" x 10' 10" (3.60m x 3.30m)

### Sun Room/Utility

12' 2" x 6' 7" (3.70m x 2.00m)

### Bedroom One

15' 5" x 11' 10" (4.70m x 3.60m)

### En-suite

5' 11" x 4' 11" (1.80m x 1.50m)

### Bedroom Two

12' 6" x 11' 10" (3.80m x 3.60m)

### Bedroom Three

9' 10" x 8' 2" (3.00m x 2.50m)

### Bathroom

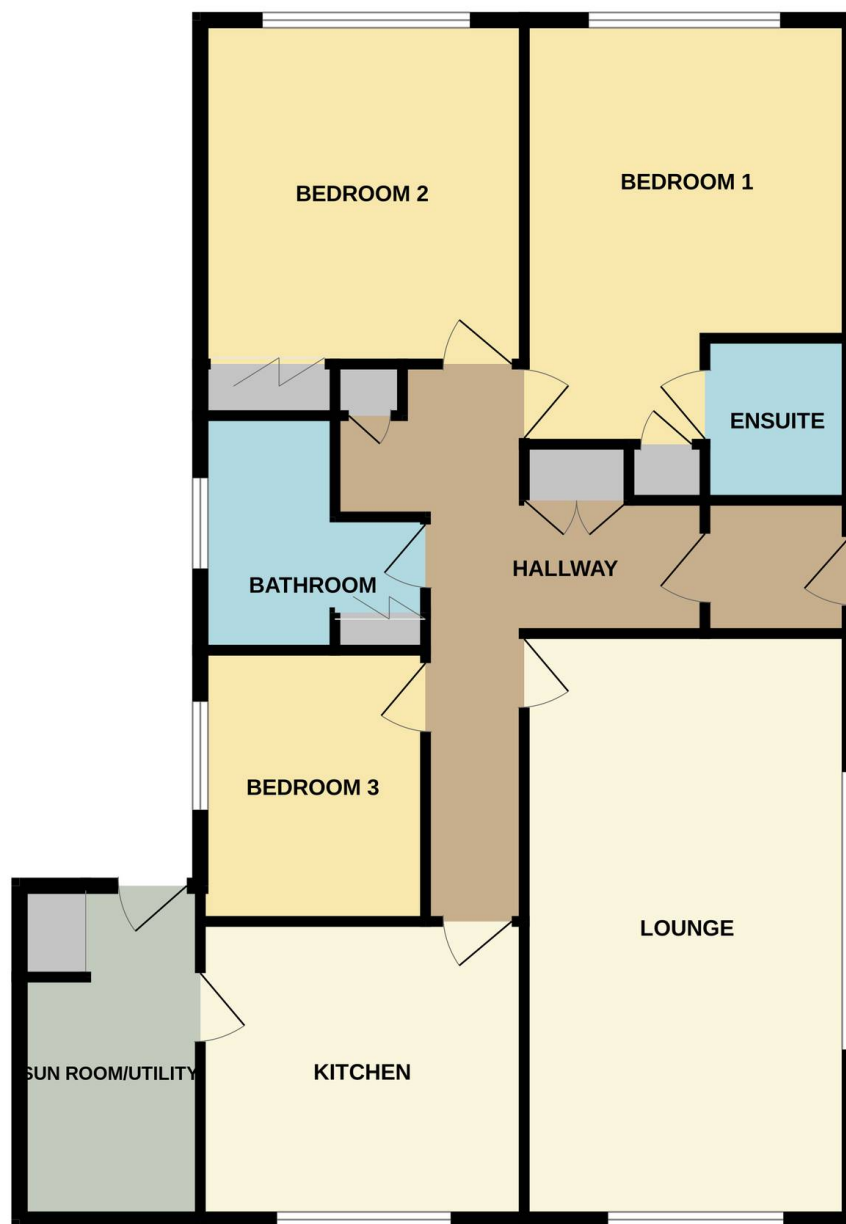
8' 6" x 4' 11" (2.60m x 1.50m)



## HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

GROUND FLOOR  
1109 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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.  
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## Interested?

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132