colin ellis

# Ouzel Grove,

## Scarborough, YO11 3HX

**Guide Price** £340,000

Colin Ellis welcome to the market a STUNNING example of a an IMMACULATELY presented FOUR bedroom DETACHED FAMILY HOME, constructed in 2019 on Scarborough's popular MIDDLE DEEPDALE DEVELOPMENT. The property benefits from a lovely BREAKFAST KITCHEN/DINER, UTILITY ROOM, UNDERFLOOR HEATING, EN-SUITE, downstairs WC, GARAGE, OFF-STREET PARKING and LAWNED GARDENS.

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**LIVING ROOM**
*3.40 x 6.12 (11'1" x 20'0")*

**KITCHEN/DINING ROOM**
*3.32 x 7.21 (10'10" x 23'7")*

**UTILITY**
*1.55 x 2.30 (5'1" x 7'6")*

**WC**
*0.88 x 1.51 (2'10" x 4'11")*

**BEDROOM**
*2.85 x 3.75 (9'4" x 12'3")*

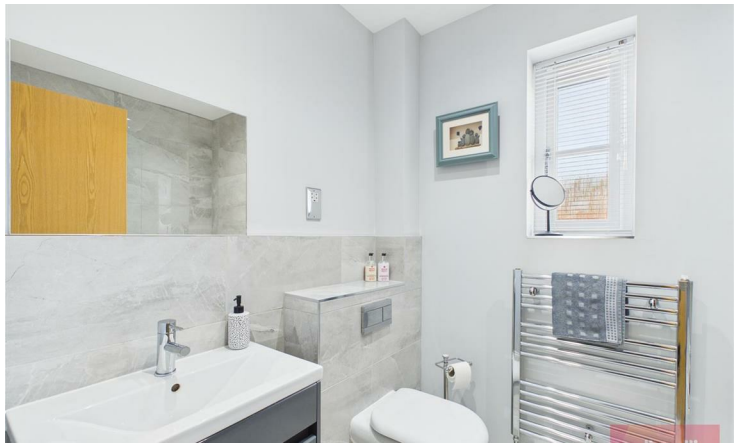
**ENSUITE**
*2.39 x 1.18 (7'10" x 3'10")*

**BEDROOM**
*3.40 x 2.74 (11'1" x 8'11")*

**BEDROOM**
*3.03 x 2.62 (9'11" x 8'7")*

**BATHROOM**
*2.20 x 1.66 (7'2" x 5'5")*

**BEDROOM**
*3.48 x 2.07 (11'5" x 6'9")*



Approximate total area(1)

1211 ft²

112.5 m²

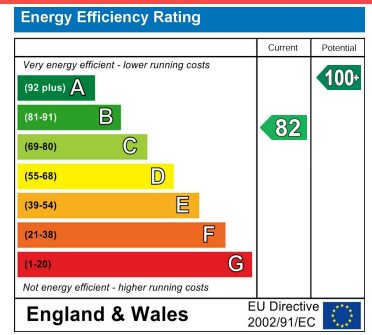
(1) Excluding balconies and terraces

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

GIRAFFE360

## Ouzel Grove - 18801999
## Council Tax Band - E
## 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.

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