



colin ellis

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Wold View Park, Scarborough, YO12 4DN

Guide Price £470,000

Situated in the sought-after location of Wold View Park in Crossgates, this beautifully presented three-bedroom detached bungalow offers spacious, versatile living finished to a high standard throughout. This attractive home combines modern convenience with comfortable single-level living in a desirable residential setting, making it ideal for families, downsizers, or anyone seeking a high-quality home in Crossgates.



PROPERTY DESCRIPTION

The property features a welcoming entrance leading to a bright and comfortable lounge, perfect for relaxing or entertaining. A dedicated home office provides an ideal workspace for those working remotely or can be versatile, while the sunroom offers a light-filled space overlooking the garden.

The modern kitchen is well-appointed with ample storage, designed for both everyday living and entertaining. There are three well-proportioned bedrooms, offering flexibility for family living, guests, or additional workspace.

Externally, the bungalow benefits from a well-maintained private garden and modern off-street parking. An integral garage provides additional storage.

HALLWAY

9.59 x 1.78 (31'5" x 5'10")

OFFICE

2.95 x 3.93 (9'8" x 12'10")

BATHROOM

1.91 x 3.46 (6'3" x 11'4")

LIVING ROOM

4.81 x 4.20 (15'9" x 13'9")

KITCHEN

3.32 x 6.08 (10'10" x 19'11")

UTILITY

2.23 x 2.61 (7'3" x 8'6")

SUN ROOM

4.62 x 4.40 (15'1" x 14'5")

BEDROOM

2.44 x 4.17 (8'0" x 13'8")

BEDROOM

4.60 x 3.44 (15'1" x 11'3")

BEDROOM

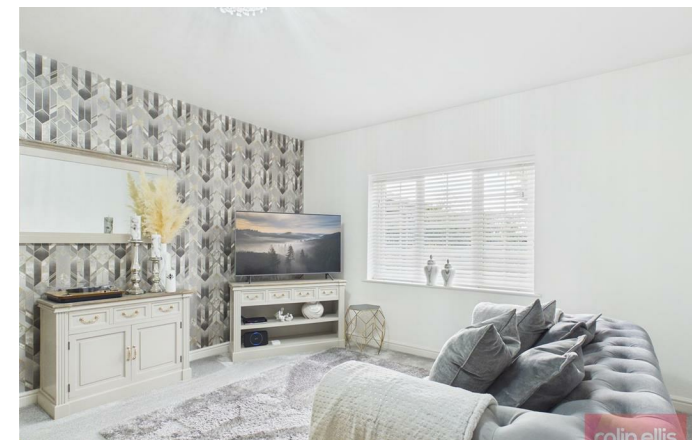
3.98 x 3.93 (13'0" x 12'10")

EN SUITE

0.92 x 2.39 (3'0" x 7'10")

GARAGE

2.90 x 5.95 (9'6" x 19'6")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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

Wold View Park - 18781765
Council Tax Band - E
Tenure - Freehold

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