



colin ellis

Osgodby Grove, Scarborough, YO11 3JN

Situated in the sought after village of Osgodby, this well presented two bedroom semi detached bungalow occupies a generous corner plot with well maintained gardens to the front, side and rear. Offering light and airy accommodation throughout, the property is ideal for those seeking single-level living.

Osgodby is a popular village location offering convenient access to nearby coastal towns, countryside walks and local amenities, making this an excellent home for downsizers, retirees or buyers looking for a village lifestyle.

Guide Price £185,000



PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway, spacious living room with feature fireplace, modern fitted kitchen, two bedrooms and a contemporary bathroom suite. The principal bedroom benefits from French doors opening directly onto the rear garden, creating a lovely indoor-outdoor feel.

Externally, the property stands within well maintained gardens, with the rear garden being a particular feature of the home. Mainly laid to lawn, the garden is complemented by established shrubs, mature hedging and neatly planted borders which create a pleasant setting. Thanks to the generous corner plot position, the garden enjoys an open aspect while still retaining a good degree of privacy, making it an ideal retreat for keen gardeners or those looking to enjoy outdoor living in a village setting.

LIVING ROOM

4.16 x 3.67 (13'7" x 12'0")

KITCHEN

3.66 x 2.57 (12'0" x 8'5")

BEDROOM

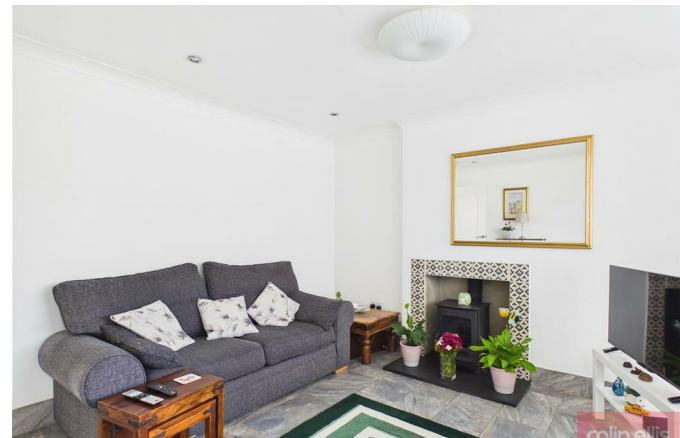
3.55 x 2.86 (11'7" x 9'4")

BEDROOM

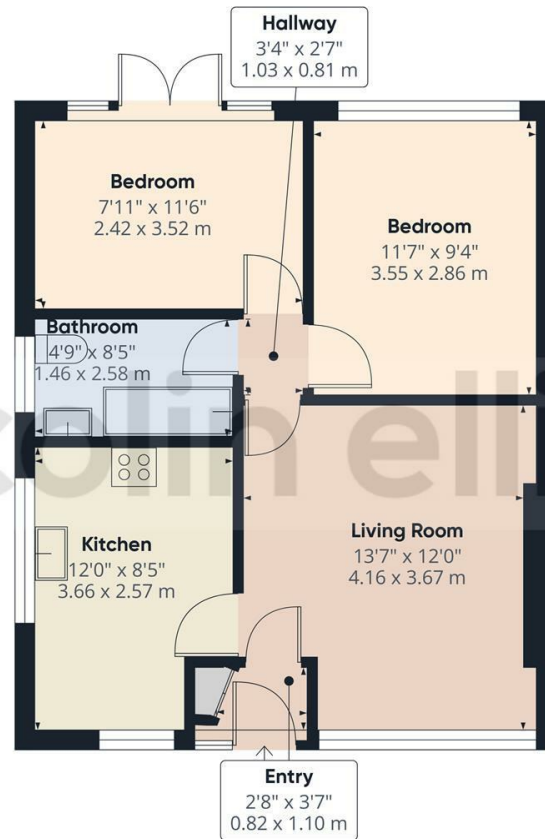
2.42 x 3.52 (7'11" x 11'6")

BATHROOM

1.46 x 2.58 (4'9" x 8'5")







Approximate total area⁽¹⁾
528 ft²
49 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

Osgodby Grove - 18699759

Council Tax Band - B

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		87
(69-80) C	70	
(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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