

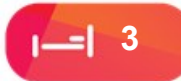


colin ellis

Wold View Park, Scarborough, YO12 4DN

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.

Guide Price £470,000



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

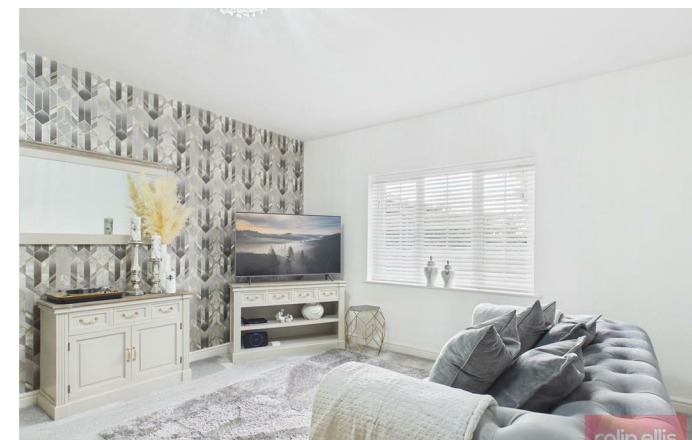
3.98 x 3.93 (13'0" x 12'10")

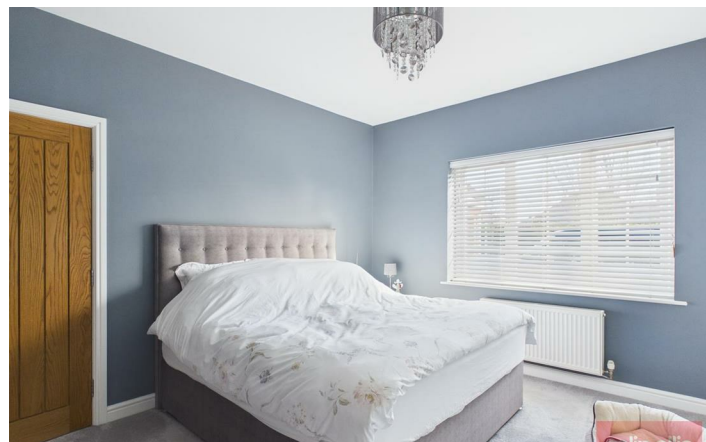
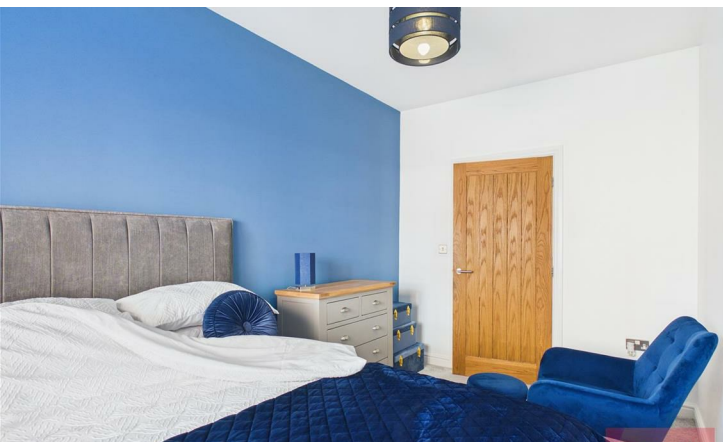
EN SUITE

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

GARAGE

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







Approximate total area⁽¹⁾
1702 ft²
158.1 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	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



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