



colin ellis

Seafield Avenue, Scarborough, YO11 3QQ

Situated in the popular village of Osgodby on the outskirts of Scarborough, this three bedroom detached home offers well presented accommodation, generous off-road parking and a double garage.

The ground floor features a welcoming living room with an attractive exposed-brick fireplace and log-burning stove, together with a spacious kitchen diner opening directly onto the rear garden. There is also a useful home office and separate utility room. Upstairs are three bedrooms and a modern family bathroom.

Outside, the property benefits from a lawned front garden, two driveways providing ample off-road parking, a double garage, and an enclosed rear garden with lawn and decked seating areas.

Guide Price £325,000



LIVING ROOM

4.32 x 3.82 (14'2" x 12'6")

A comfortable and characterful reception room with a large front-facing bay window providing plenty of natural light. A particular focal point is the exposed-brick chimney breast incorporating a log-burning stove, creating a warm and inviting centrepiece to the room. There is ample space for a range of lounge furniture.

KITCHEN DINER

5.38 x 2.45 (17'7" x 8'0")

Running along the rear of the property, the kitchen diner provides an excellent everyday living and entertaining space. The kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks, with space for appliances. There is room for a family dining table and chairs, while glazed doors provide plenty of natural light and give direct access onto the rear garden and decking.

OFFICE

2.29 x 2.03 (7'6" x 6'7")

A useful additional ground-floor room, well suited to use as a dedicated home office, study or hobby room.

UTILITY ROOM

2.30 x 2.57 (7'6" x 8'5")

A particularly useful addition to the property, providing further practical space away from the main kitchen.

BEDROOM

3.29 x 3.35 (10'9" x 10'11")

A well proportioned double bedroom with space for bedroom furniture.

BEDROOM

3.32 x 2.43 (10'10" x 7'11")

A further good sized bedroom offering flexible accommodation.

BEDROOM

1.94 x 2.04 (6'4" x 6'8")

A single bedroom which could alternatively make an additional study, nursery or dressing room.

BATHROOM

1.89 x 1.81 (6'2" x 5'11")

A contemporary family bathroom finished with white metro-style wall tiling and contrasting dark grout. The suite includes a panelled bath with shower over and glazed shower screen, together with a wash hand basin and WC.

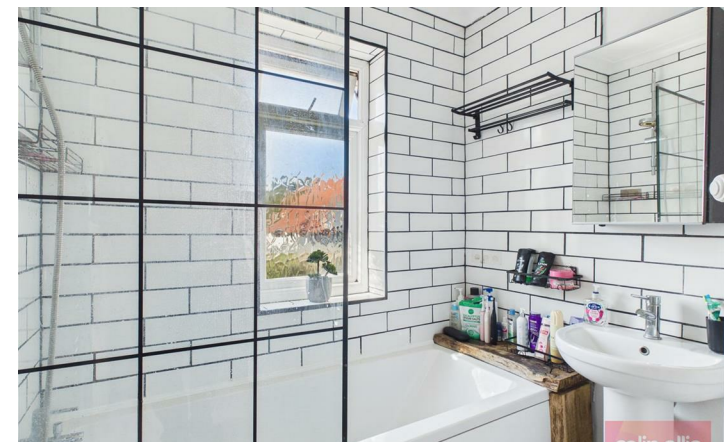
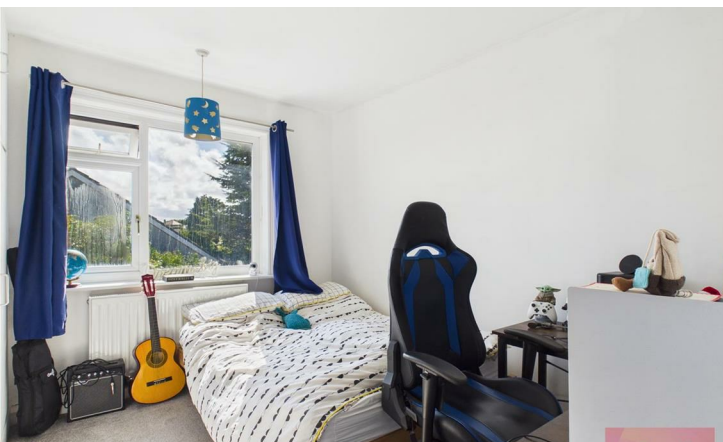
OUTSIDE

To the front is a lawned garden with established boundary planting. The property benefits from two separate driveways providing generous off-road parking, together with a double garage, offering excellent parking and storage provision.

LOCATION

Osgodby is a popular residential village situated to the south of Scarborough, offering convenient access to the town and the surrounding coastline. The location is well placed for everyday amenities and transport connections while providing a residential setting away from the centre of Scarborough.







Seafield Avenue - 18836525

Council Tax Band - D

Tenure - Freehold

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