



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")

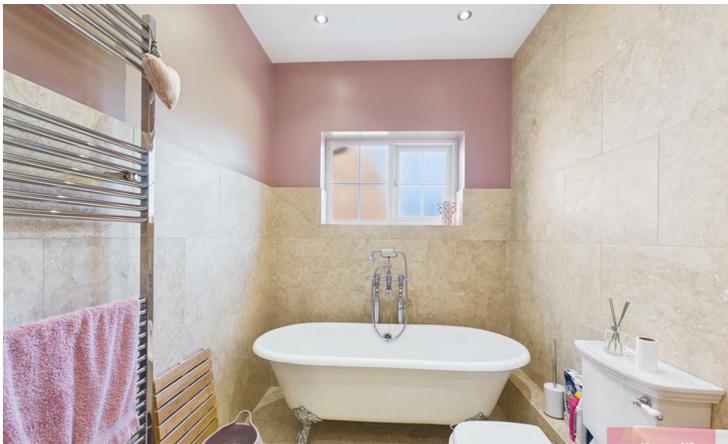
EN SUITE

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		
(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

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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