



colin ellis

Ouzel Grove, Scarborough, YO11 3HX

Situated in a desirable residential area, this impressive 4-bedroom detached home offers generous living space, modern features, and a large garden, making it perfect for families seeking both comfort and convenience.

The ground floor boasts a spacious open-plan kitchen/diner/lounge, ideal for entertaining and everyday family life. Upstairs, there are four double bedrooms, including a master with en-suite shower room, plus a well-appointed family bathroom.

Guide Price £350,000



LIVING ROOM

6.07 x 3.22 (19'10" x 10'6")

KITCHEN/LIVING AREA

7.71 x 3.41 (25'3" x 11'2")

WC

1.67 x 1.20 (5'5" x 3'11")

UTILITY ROOM

2.94 x 1.63 (9'7" x 5'4")

BEDROOM

3.16 x 3.88 (10'4" x 12'8")

BATHROOM

1.50 x 2.29 (4'11" x 7'6")

BEDROOM

2.88 x 2.39 (9'5" x 7'10")

BEDROOM

2.74 x 2.32 (8'11" x 7'7")

BATHROOM

1.67 x 2.49 (5'5" x 8'2")

BEDROOM/OFFICE

2.62 x 2.34 (8'7" x 7'8")

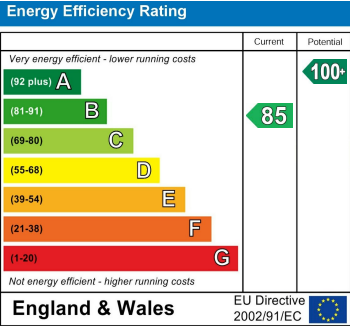






Ouzel Grove - 18579989
Council Tax Band - E
Tenure - Freehold

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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