



colin ellis

## Hackness Drive, Scarborough, YO12 5SB

\*\*\* UNDER OFFER\*\*\*

Nestled in the sought-after area of Hackness Drive, Scarborough, this charming four-bedroom detached bungalow is a true gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and a recently modernised kitchen/diner flooded with natural light, this property offers a perfect blend of space and style.

One of the standout features of this home is its award-winning gardens, providing a picturesque backdrop that can be enjoyed from the comfort of your own kitchen. The garage has been thoughtfully converted into a versatile space that could serve as an additional bedroom, a playroom, or whatever your heart desires.

Convenience meets comfort with the inclusion of a utility room, en-suite facilities, double glazing, and gas central heating, ensuring that your every need is met within this lovely abode. Whether you're looking to relax in the tranquillity of the gardens or entertain guests in the spacious reception rooms, this property offers endless possibilities for creating your dream living space.

Don't miss out on the opportunity to make this house your home and experience the best of what Scarborough has to offer.

Offers In The Region Of £500,000



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## MAIN

Briefly comprising of a porch leading to hallway, lounge/diner, integrated kitchen/diner with central island and views over the stunning garden, three double bedrooms, master benefitting from en-suite, four piece family bathroom, a further bedroom/playroom which used to be the double garage and a utility room.

Outside the front benefits from a drive with ample parking, garden and side access. The rear offers an award winning garden with well stocked borders, an orchard, vegetable plot and a patio.

## PORCH/HALLWAY

Coving, double radiator, laminate floor, built in cupboard, loft access/space and power points.

## LOUNGE

*4.3 x 8.7 (14'1" x 28'6")*

Coving, uPVC double glazed window, single radiator and power points.

## DINING AREA

*3.4 x 8.7 (11'1" x 28'6")*

Coving, sliding door to conservatory and single radiator.

## KITCHEN

*6.5 x 3.4 (21'3" x 11'1")*

Base, wall and drawer units, marble worktop, slate splash back, integrated oven, hob, microwave, fridge, freezer and dishwasher, extractor hood, sink/drain unit, feature sink, mixer tap, uPVC double glazed window and doors to rear, USB sockets, tv point, herringbone flooring, feature radiators and power points.

## UTILITY

*2.9 x 2.0 (9'6" x 6'6")*

Base, wall and drawer units, wood work top, tiled splash back, space for washing machine, sink/drain unit, coving, power points, tiled floor, loft access/space and uPVC double glazed window and door.





## BEDROOM ONE

5.0 x 4.8 (16'4" x 15'8")

Coving, uPVC double glaze window, fitted wardrobe, single radiator and power points.

## EN-SUITE

2.5 x 1.1 (8'2" x 3'7")

Basin with vanity, low flush wc, uPVC double glazed frosted window and ladder radiator.

## BEDROOM TWO

3.7 x 3.5 (12'1" x 11'5")

Coving, uPVC double glazed window, fitted wardrobe, single radiator and power points.

## BEDROOM THREE

3.4 x 2.7 (11'1" x 8'10")

Coving, uPVC double glazed window and single radiator.

## BEDROOM/RECEPTION

4.8 x 4.7 (15'8" x 15'5")

Double radiators, uPVC double glazed windows and power points.

## BATHROOM

3.4 x 2.1 (11'1" x 6'10")

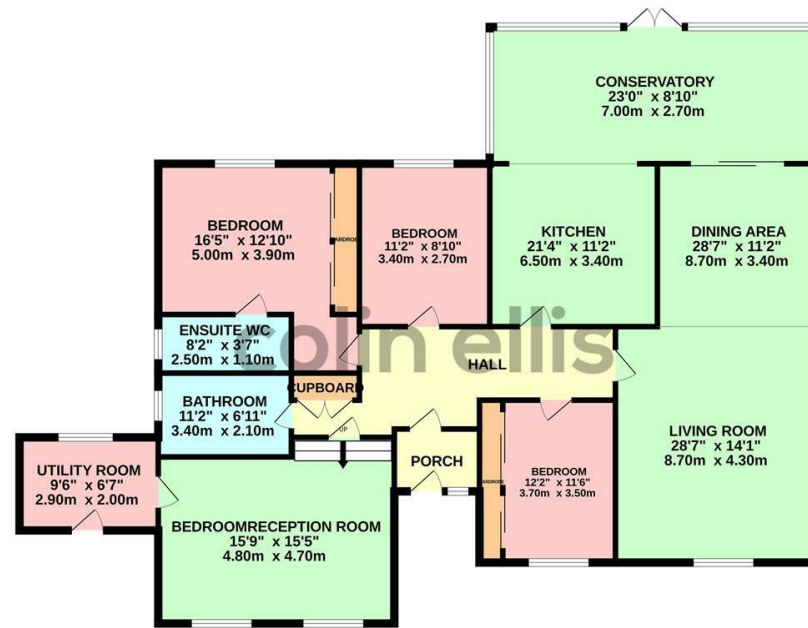
Basin with vanity, low flush wc, shower cubicle, uPVC double glazed frosted window, free standing bath, extractor fan, feature radiator and bidet.

## OUTSIDE

Driveway with ample parking and a garden to the front. The rear offers a large garden with an orchard, greenhouses, summer house and a patio.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Hackness Drive - 18636536**

**Council Tax Band - F**

**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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	78
		EU Directive 2002/91/EC



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