



colin ellis

**Hunters Close,
Osgodby, Scarborough, YO11 3PW**

Colin Ellis welcome to the market a THREE BEDROOM, DETACHED home in the SOUGHT AFTER area of OSGODBY. Offering TWO reception rooms, a downstairs W/C, ENSUITE to master, an integral GARAGE and a rear GARDEN, this home is well WORTH VIEWING. NO ONWARD CHAIN.

Asking Price Of £250,000





Briefly comprising of a porch leading to lounge, dining room, conservatory, kitchen and a downstairs w/c. The first floor offers a family bathroom, three bedrooms, the master offering an en suite.

Outside is an enclosed rear garden which leads to the front garden, drive and an integral garage.

Located in the sought after area of Osgodby area means the property offers good access to a range of amenities and attractions including local shops, a public house, Cayton Bay beach and the Cleveland Way (ideal for walkers).

Call now to book a viewing with our friendly and professional team.

PORCH

Double glazed window to the side, door to the front and radiator.

LOUNGE 10' 9" x 14' 4" (3.30m x 4.39m)

Double glazed uPVC window to the front, electric fire, TV point, double radiator, coving, wooden flooring and power points.

DINER 8' 8" x 9' 6" (2.65m x 2.90m)

Double glazed window, single radiator, sliding doors leading to the conservatory, wooden flooring, coving and power points.

CONSERVATORY 8' 8" x 9' 1" (2.65m x 2.78m)

Double glazed uPVC window and door.

KITCHEN 11' 3" x 9' 6" (3.45m x 2.90m)

Window to the rear, door to the side, a range of base and wall units, integrated electric oven, gas hob, integrated fridge/freezer, space for a washing machine, extractor hood, sink/drain unit with mixer tap, wood style worktop, tiled splash back, radiator and power points.





SEPARATE W/C

Low flush W/C, wash hand basin and single radiator.

FIRST FLOOR LANDING

Built in cupboards, loft access, single radiator and cupboard housing boiler.

BEDROOM ONE 13' 1" x 11' 7" (4.00m x 3.54m)

Window looking over the rear, TV point, single radiator, carpet and power points.



ENSUITE

Double glazed uPVC window to the side, cubical power shower, low flush W/C, wash hand basin with pedestal and single radiator.

BEDROOM TWO 9' 0" x 13' 6" (2.76m x 4.14m)

Double glazed uPVC to the front, fitted wardrobe, radiator, carpet and power points.

BEDROOM THREE 10' 9" x 9' 3" (3.30m x 2.84m)

Double glazed uPVC windows overlooking the front, radiator, carpet and power points.



BATHROOM 6' 10" x 6' 4" (2.10m x 1.95m)

Double glazed uPVC window to the rear, panel bath, wash hand basin with pedestal, low level flush and radiator.

GARAGE/GARDEN

Garage with up and over door and gardens both the front and rear of the property.



Hunters Close - Reference Number: 11397

EPC TBC

Council Tax Band: Band D

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 COLINELLIS 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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