



£500,000

3 RAINCLIFFE GROVE, SCARBOROUGH, YO12 5BX

- Detached Dormer Bungalow
 - Four Bedrooms
 - Desirable Area
 - Tastefully Extended And Modernised Throughout
- If ever there was a property who's LOOKS are deceiving then this is definitely one of them. Situated in this HIGHLY DESIRABLE area of Scarborough on a pleasant cul de sac is this DETACHED FOUR BEDROOM dormer bungalow. Presented to an EXCEPTIONAL standard throughout, tastefully modernised and extended to provide a superb property for family or retirees alike.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2043 sq.ft. (189.8 sq.m.) approx.

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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Property Description

The property when briefly described comprises, entrance hall, breakfast kitchen, large open plan lounge diner, utility room, further generous living room with an open plan conservatory off, master bedroom, shower room and w/c to the ground floor. On the first floor are three well-appointed double bedrooms and house bathroom. Large driveway and detached garage to the front of the property. To the rear of the property is a mature garden mainly laid to lawn with, patio and decking areas and astro turfed seating area to the side.



GROUND FLOOR

- ENTRANCE HALL
- LIVING ROOM
22' x 13' (6.71m x 3.96m)
- CONSERVATORY
14' x 6' 3" (4.27m x 1.91m)
- LOUNGE/DINER
30' 8" x 9' 9" (9.35m x 2.97m)
- KITCHEN
13' 5" x 13' (4.09m x 3.96m)
- UTILITY ROOM
7' x 5' 3" (2.13m x 1.6m)
- HALLWAY
- MASTER BEDROOM
16' x 11' 10" (4.88m x 3.61m)
- SHOWER ROOM
- WC

FIRST FLOOR

- LANDING
 - BEDROOM
16' 3" x 9' 10" (4.95m x 3m)
 - BEDROOM
13' 4" x 10' (4.06m x 3.05m)
 - BEDROOM
12' 4" x 18' 7" (3.76m x 5.66m) L shaped Max.
 - BATHROOM
- ### OUTSIDE
- GARAGE
 - GARDENS
 - DRIVEWAY