



## 15 Woodland Ravine

Woodlands, Scarborough, YO12 6TA

Price Guide £275,000



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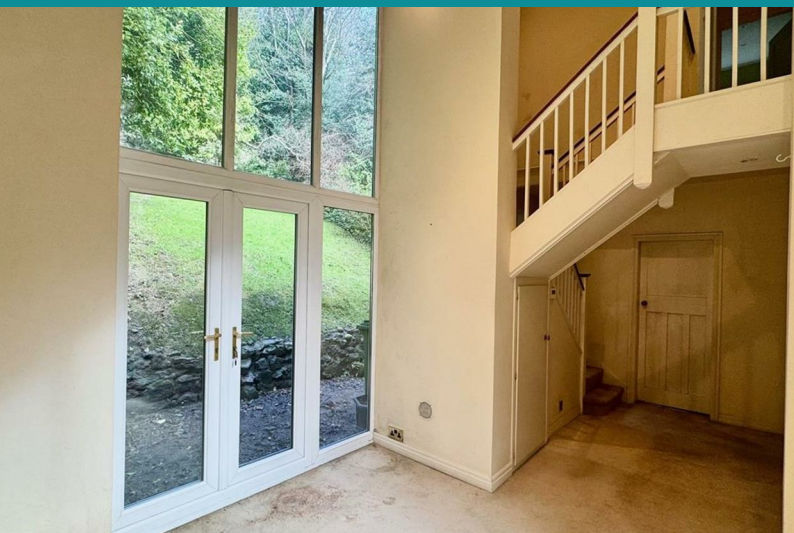
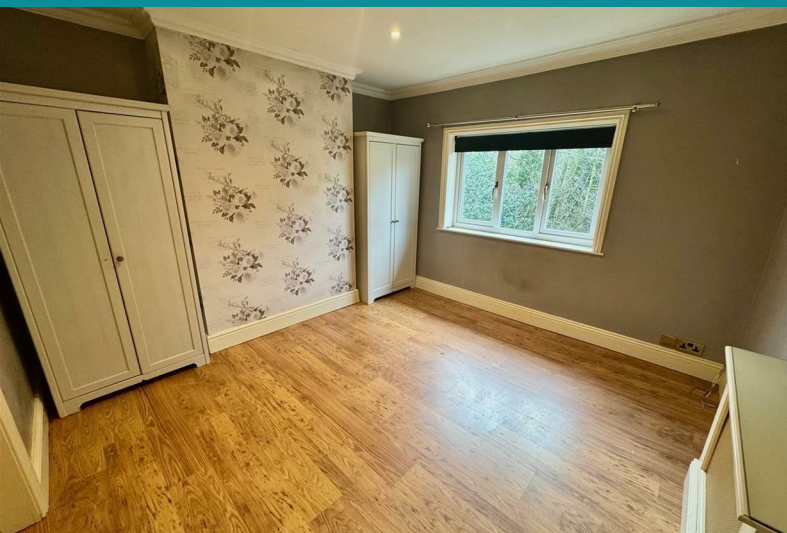
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We are delighted to offer to the market this spacious three-bedroom detached home in a highly sought-after location, close to local schools, the hospital, North Bay, the town centre, and excellent transport links. Sold with NO onward chain, this property offers immediate opportunity for a smooth purchase.

The ground floor is accessed via a generous entrance reception room which in our opinion offers flexible additional living space and an impressive introduction to the home, ideal as a garden room, dining area or additional reception space. This leads through to a large lounge, separate dining room/office, modern kitchen with dining area, and cloakroom.

Set back from the road, the home enjoys mature trees, front and rear gardens, and proximity to Manor Road Park, offering a peaceful and private setting.

For further information or to arrange a viewing, call our friendly sales team on 01723 350077 today. Please note the property is owned by a relative of an Ellis Hay staff member.

### Entrance Lobby

20'8" x 13'1" (6.3 x 4.0)

### Lounge

22'11" x 12'5" (7.0 x 3.8)

### Dining Room/Study

7'10" x 11'9" (2.4 x 3.6)

### Kitchen

11'9" x 9'6" (3.6 x 2.9)

### Dining Area

7'6" x 8'2" (2.3 x 2.5)

### Cloakroom

2'7" x 5'10" (0.8 x 1.8)

### Bedroom 1

10'9" x 11'5" (3.3 x 3.5)

### Bedroom 2

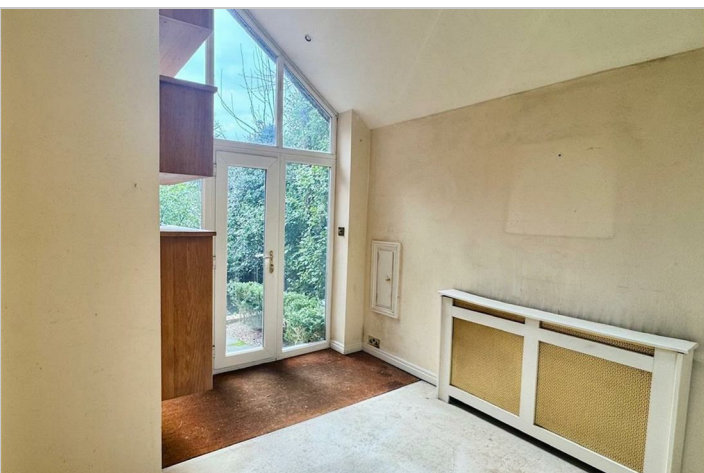
11'9" x 11'5" (3.6 x 3.5)

### Bedroom 3

7'6" x 8'10" (2.3 x 2.7)

### Bathroom

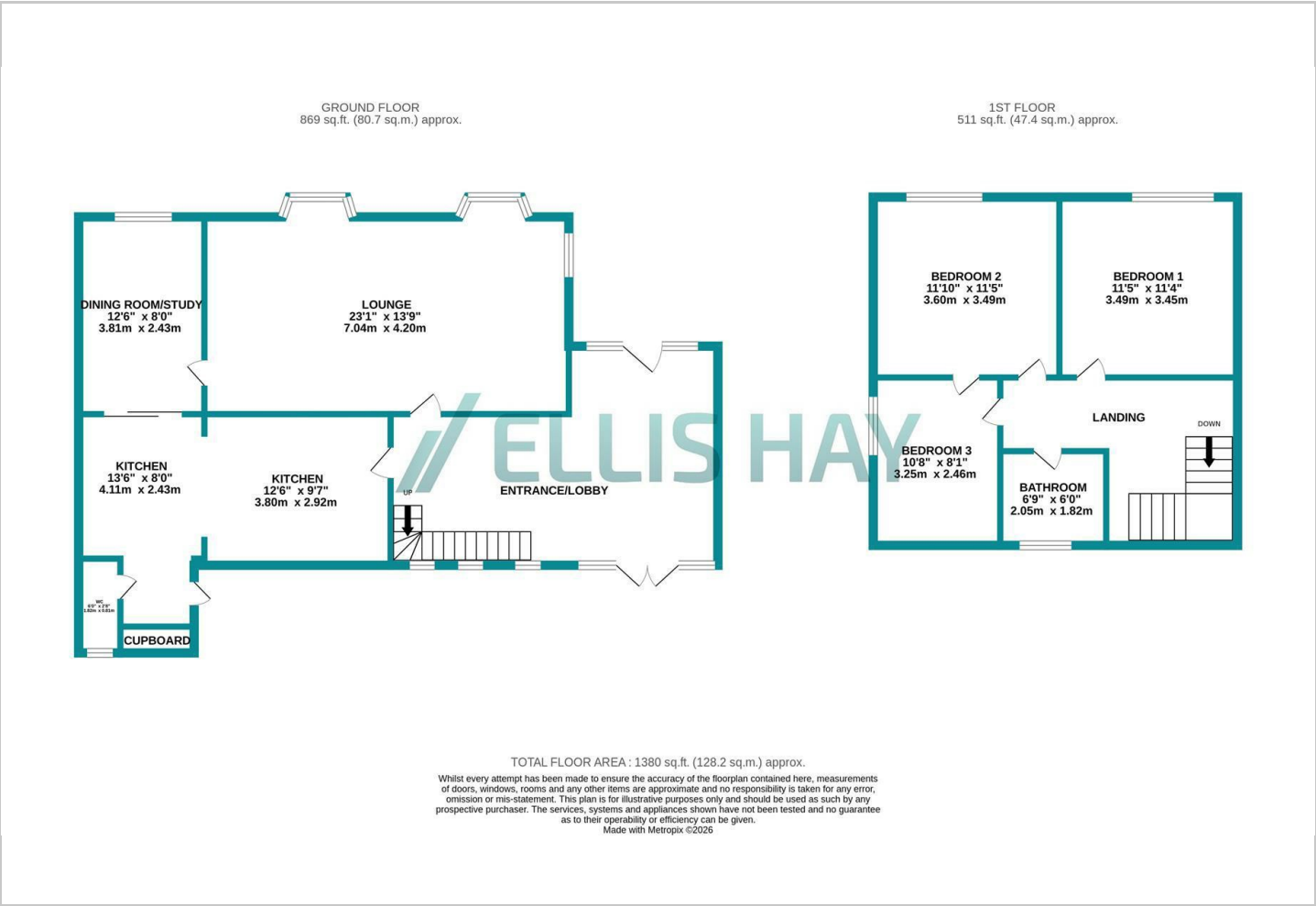
6'6" x 5'10" (2.0 x 1.8)



Hybrid Map



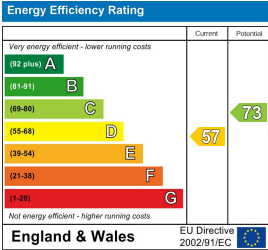
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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