ELLIS HAY



11 Bicklev Howe

Woodlands Vale, Scarborough, YO12 5TR

Guide Price £330,000

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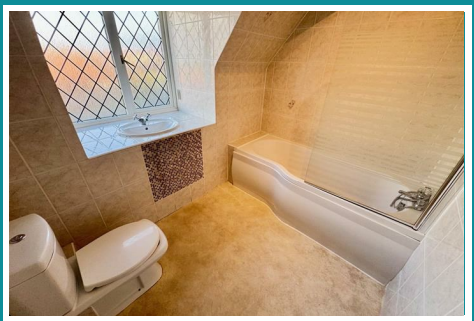


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We are delighted to bring to the market this spacious four-bedroom detached property, situated on the ever-popular Hovingham Drive development. Occupying a generous plot in a sought-after residential location, the property is ideally positioned close to local schools and Scarborough Hospital, making it perfectly suited to families

The well-proportioned accommodation briefly comprises an entrance hall, two reception rooms, a conservatory, a generous kitchen, utility room and a ground-floor cloakroom. To the first floor are four good-sized bedrooms, one benefiting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys attractive gardens to both the front and rear, along with a double garage.

In our opinion, the property offers an exciting opportunity for a purchaser to put their own stamp on a substantial family home and make the most of the space and potential on offer. Early viewing is highly recommended to fully appreciate the accommodation, generous plot and fantastic potential on offer.

Please call our friendly sales team on 01723 350077 to arrange your viewing.

Lounge
20'4" x 10'9" (6.20 x 3.30)

Dining Room
10'2" x 8'10" (3.10 x 2.70)

Kitchen
15'7" x 10'5" (4.76 x 3.19)

Utility Room
10'5" x 5'1" (3.19 x 1.56)

Conservatory
9'6" x 8'2" (2.92 x 2.50)

WC
8'2" x 3'6" (2.49 x 1.07)

Bedroom 1
12'4" x 10'3" (3.76 x 3.13)

Bedroom 2
11'4" x 8'11" (3.46 x 2.72)

Bedroom 3
9'4" x 7'6" (2.86 x 2.30)

Bedroom 4
8'11" x 7'7" (2.72 x 2.32)

Directions
What 3 Words
Stared.mint.plays

HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.





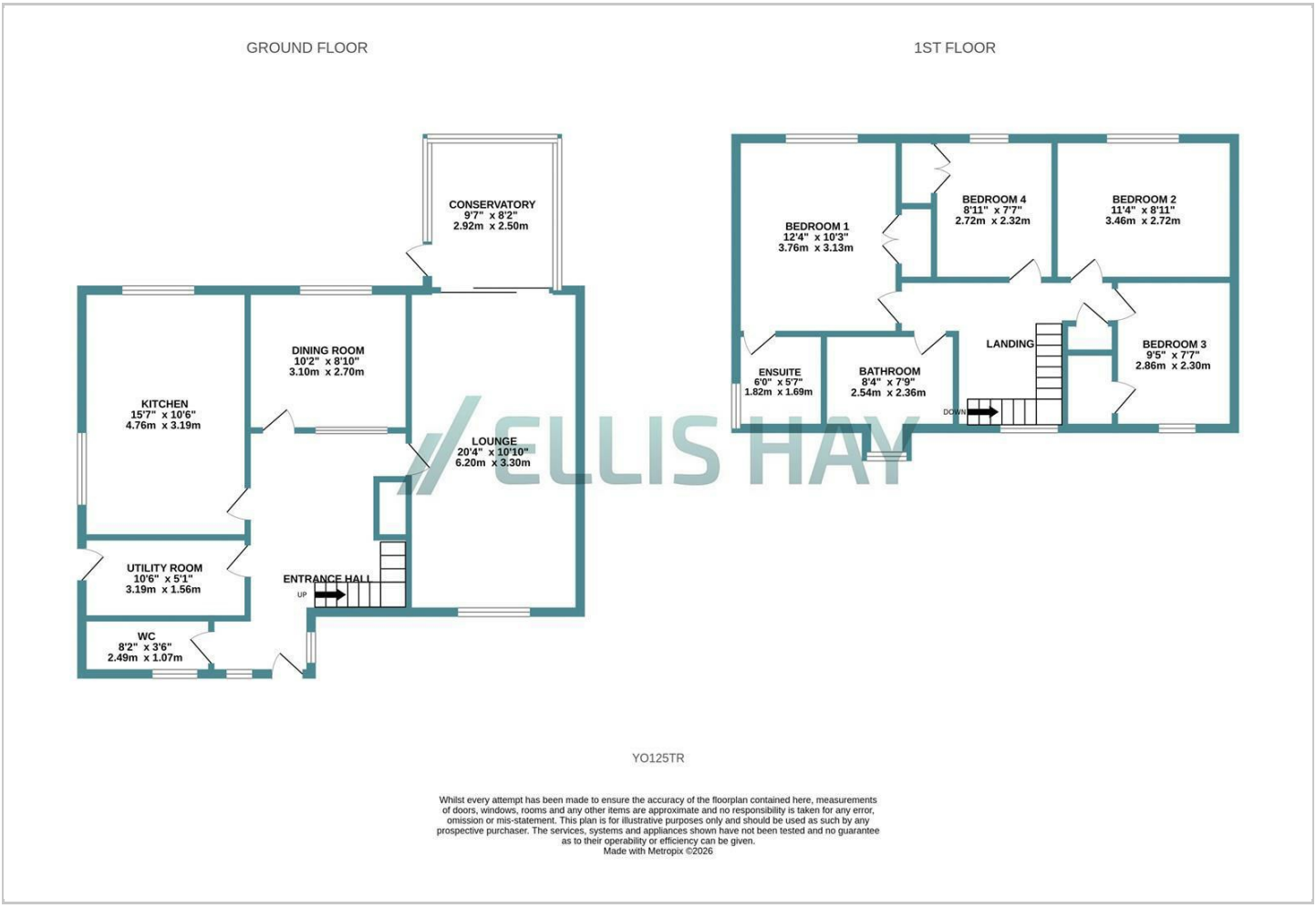





Hybrid Map



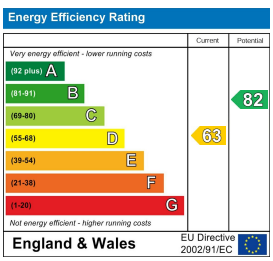
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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