



## Hovingham Drive, Scarborough, YO12 5DT

Colin Ellis welcome to the market a WELL PRESENTED DETACHED house set close to Scarborough Hospital. This FOUR BEDROOM property benefits from TWO RECEPTION rooms, UTILITY ROOM, ENSUITE to DUAL ASPECT master bedroom, downstairs W/C, DRIVE, GARAGE and FRONT and REAR GARDENS. Offered with NO ONWARD CHAIN.

Offers In Excess Of £350,000



## FULL

Briefly comprising of an entrance hall, dual aspect lounge with doors opening onto garden, dual aspect dining room, kitchen, utility and a downstairs w/c. The first floor benefits from a three piece family bathroom and four bedrooms with an en-suite to master. Outside there is a front garden and drive leading to garage, the rear benefits from a gated enclosed rear garden.

In terms of location, this property boasts proximity to essential amenities such as schools, Hospital, shops, and recreational facilities. It also benefits from excellent transport links, ensuring easy access to town or beyond.

## ENTRANCE HALL

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

## LOUNGE

*6.1 x 3.4 (20'0" x 11'1")*

Coving, uPVC double glazed window, multi fuel burner, double radiator and power points.

## DINING ROOM

*3.4 x 3.2 (11'1" x 10'5")*

Coving, uPVC double glazed windows, double radiator and power points.

## KITCHEN

*3.9 x 2.6 (12'9" x 8'6")*

Base, wall and drawer units, wood worktop, integrated oven, hob and dishwasher, space for fridge, extractor hood, sink/drainer unit, under stairs cupboard, double radiator and power points.

## UTILITY

*2.6 x 1.8 (8'6" x 5'10")*

Wood work top, space for washing machine, tumble dryer and freezer. sink/drainer unit, uPVC double glazed window, single radiator and power points.



## WC

1.2 x 1.2 (3'11" x 3'11")

Basin with vanity, low flush wc and tiled floor.

## BEDROOM ONE

4.9 x 3.3 (16'0" x 10'9")

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

## EN-SUITE

2.6 x 1.3 (8'6" x 4'3")

Panel bath, basin with pedestal, low flush wc, uPVC double glazed frosted window, single radiator and tiled floor.

## BEDROOM TWO

3.4 x 3.3 (11'1" x 10'9")

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

## BEDROOM THREE

3.0 x 2.6 (9'10" x 8'6")

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

## BATHROOM

2.2 x 1.6 (7'2" x 5'2")

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

## BEDROOM FOUR

2.6 x 2.6 (8'6" x 8'6")

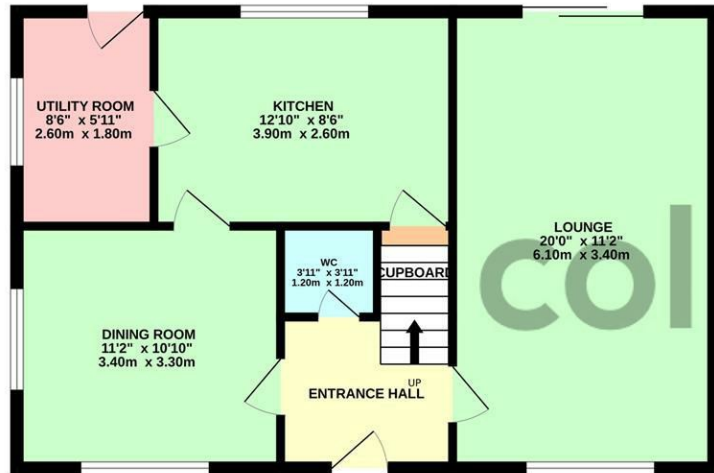
Coving, uPVC double glazed window, single radiator and power points.

## OUTSIDE

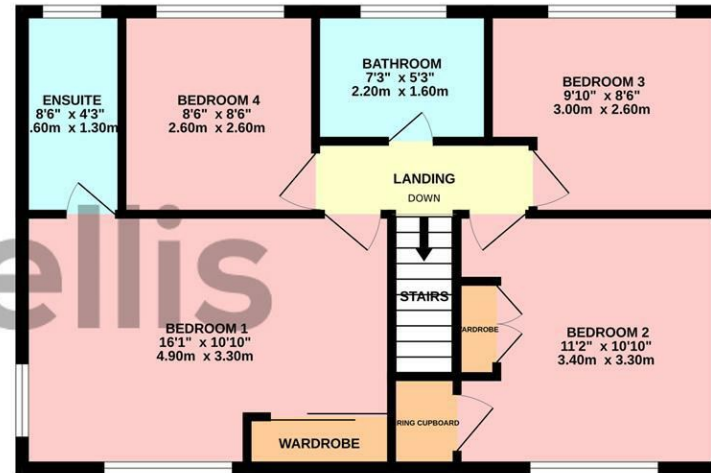
Drive and electric garage door.



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.8 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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Hovingham Drive - 18601005  
Council Tax Band - E  
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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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