



Ouzel Grove, Scarborough

YO11 3HX



Offers In Excess Of
£260,000

HUNTERS[®]
HERE TO GET *you* THERE

Ouzel Grove, Scarborough

Hunters are delighted to bring to market this beautifully presented three-bedroom semi-detached home located in the ever-popular and family-friendly area of Ouzel Grove. This stunning property offers contemporary living throughout and is perfect for growing families, first-time buyers, or anyone seeking a well-equipped and move-in ready home.

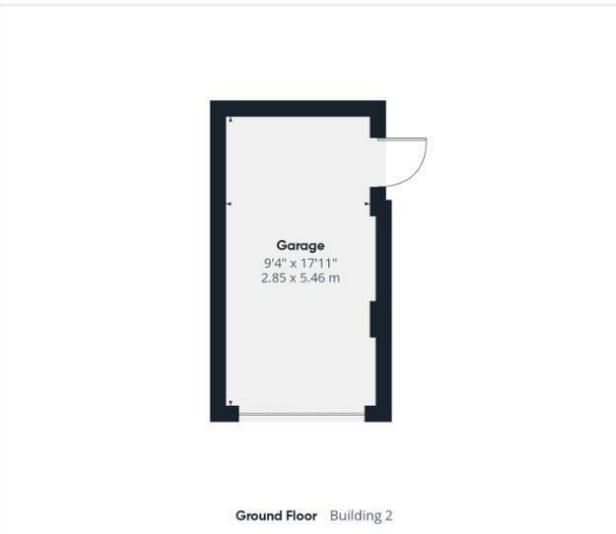
Step inside and you'll immediately appreciate the modern interior, flooded with natural light and finished to a high standard throughout. The ground floor features a welcoming hallway, convenient WC, and a spacious living room ideal for relaxing and entertaining. To the rear, you'll find the heart of the home — a stylish and generously sized kitchen/dining area with direct access to the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master and two additional rooms ideal for children, guests, or home working. The first floor is completed by two contemporary bathrooms. Outside, this property really shines. The attractive low-maintenance garden is finished with quality astro turf, making it ideal for families and pets alike. An outdoor shed offers extra storage, while the detached garage, complete with power and lighting, provides excellent versatility as a workshop or additional storage solution. Security and practicality are also taken care of, thanks to the property's external CCTV system and additional off-road parking spaces to accommodate multiple vehicles.

A true turnkey home in a sought-after location — Ouzel Grove offers the perfect blend of comfort, style, and practicality. Early viewing is highly recommended!







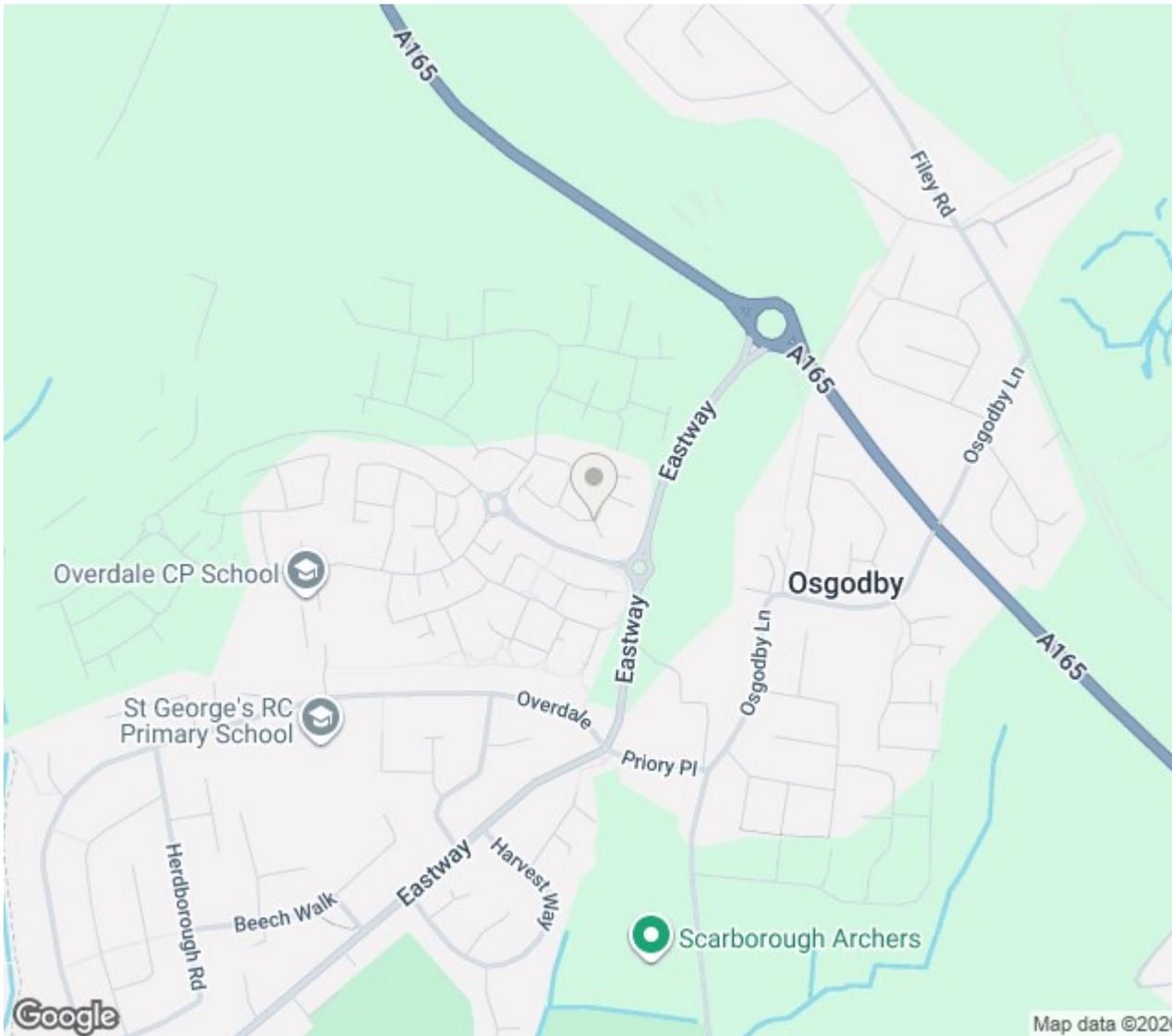
Approximate total area⁽¹⁾
1129 ft²
104.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.