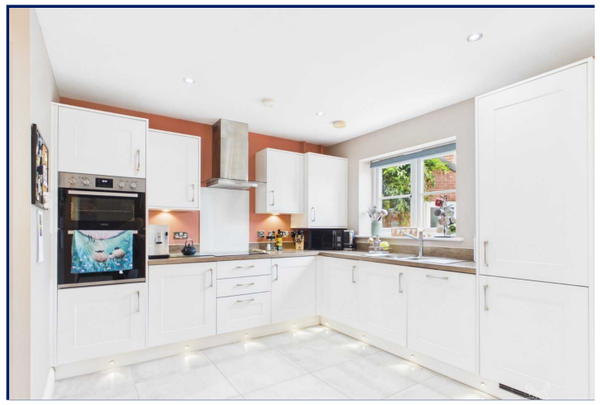
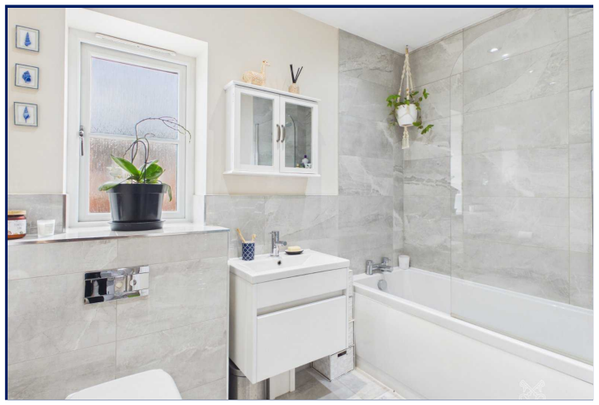
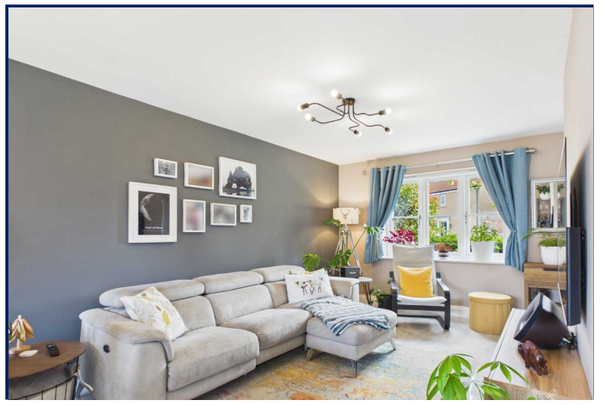


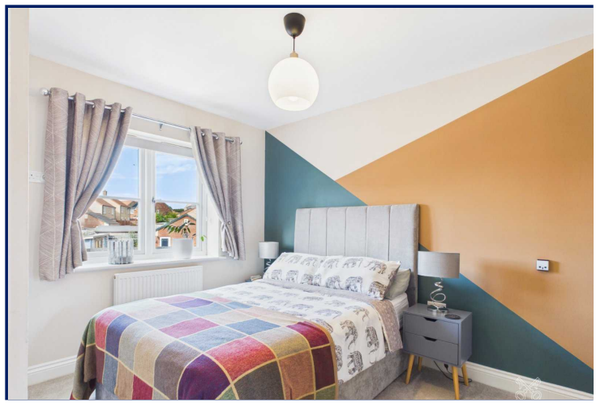


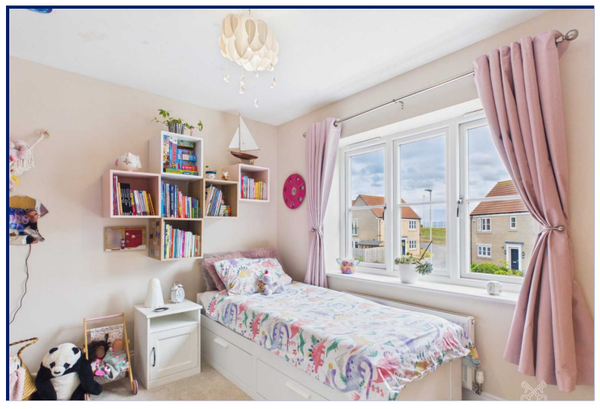












Ouzel Grove, Eastfield,
Scarborough, North Yorkshire,
YO11

Asking Price: £260,000
Freehold

Reeds Rains

reedsrains.co.uk

Ouzel Grove, Eastfield, Scarborough, North Yorkshire, YO11

Asking Price: £260,000 Freehold

Council Tax Band:
EPC Rating: B

*** An immaculately presented three-bedroom semi-detached home, featuring a private driveway, garage and beautifully maintained gardens. ***

Main Description
Situated within the highly sought-after Middle Deepdale development, occupying a pleasant position, this beautifully presented three-bedroom semi-detached family home offers contemporary living, generous proportions, and stylish interiors throughout.

Constructed by the highly regarded Kebbell Homes and finished to an excellent standard, the property perfectly combines practicality with modern luxury, making it an ideal home for growing families and professionals alike.

Upon arrival, the property immediately impresses with its attractive frontage, garage and extended private driveway. Stepping inside, the welcoming entrance hall leads to a thoughtfully designed layout that effortlessly caters to both family life and entertaining.

The elegant living room is flooded with natural light, creating a warm and inviting space in which to relax and unwind. At the heart of the home is the impressive open-plan kitchen, dining and family area, providing a superb social hub for everyday living. Featuring contemporary cabinetry, integrated appliances, and ample space for dining and entertaining, this stylish room seamlessly blends practicality with modern design. A separate utility room and a convenient ground-floor cloakroom complete the accommodation on this level.

To the first floor are three well-proportioned bedrooms, one of which is currently utilised as a home office. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stylish and well-appointed family bathroom.

Externally, the property enjoys attractive gardens to both the front and rear, offering excellent space for outdoor entertaining, al fresco dining, and children's play. The garage and extended private driveway provide ample off-street parking and valuable storage solutions.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this outstanding home. Viewings can be arranged through our office, and an online virtual tour is also available.

Property Information
Local Authority - North Yorkshire
Conservation Area - No
Coal Mining Area - No
Council Tax Band Band C
Council Tax Estimate £2,262

Year Built 2019

Flood Risk:
Rivers & Seas - Very low
Surface Water - High

Coverage
Mobile (based on calls indoors)

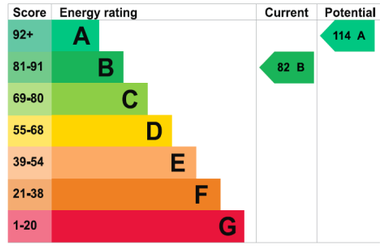
O2 - Average
EE - Average
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 14 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT - Yes
Sky - Yes
Virgin Media - No

Agent Note
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.



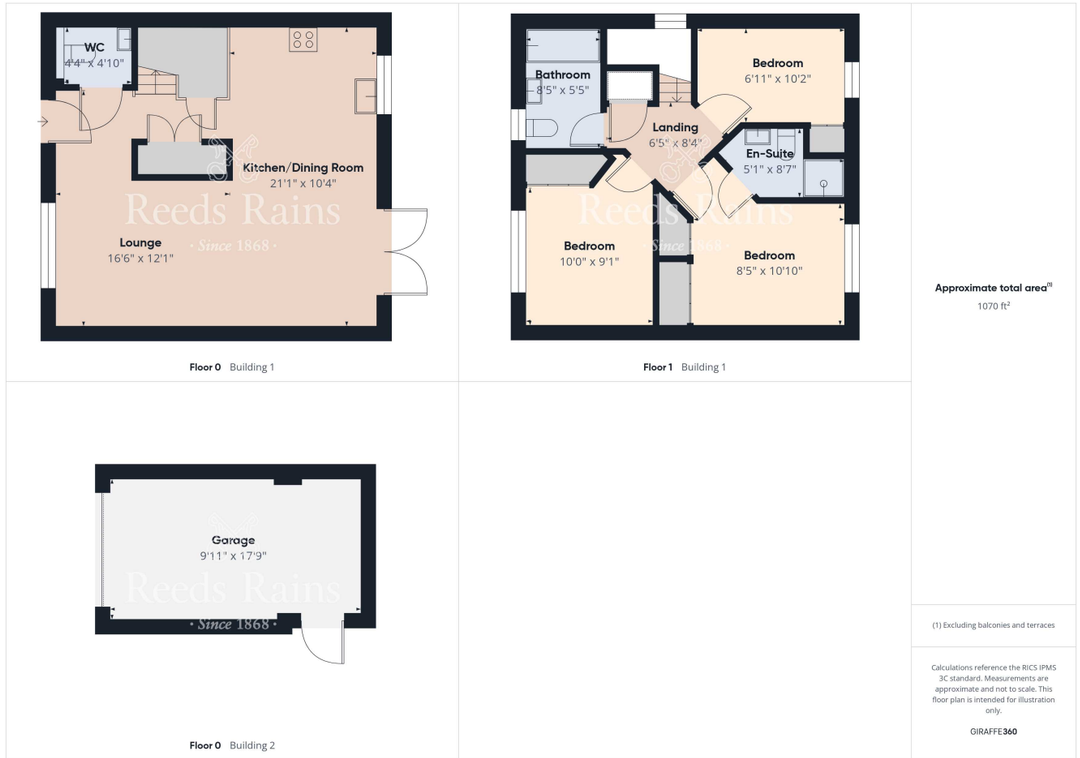
For full EPC please contact the branch

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk