



colin ellis

West Garth, Scarborough, YO11 3SD

Colin Ellis welcome to the market a THREE BEDROOM DETACHED bungalow set within the DESIRABLE village of CAYTON. This LARGER THAN AVERAGE property, which is SET ON A CORNER PLOT, benefits from TWO RECEPTION ROOMS, TWO W/C's, KITCHEN/DINER, a LOFT ROOM which has potential to convert (subject to the necessary planning and permissions) FRONT, SIDE and REAR gardens and a GARAGE. Offered with NO ONWARD CHAIN.

Guide Price £350,000



FULL

Briefly comprising of an entrance hall with stairs leading to the first floor, lounge, dual aspect lounge, kitchen/diner, three double bedrooms, inner porch outer hall with a boiler room and w/c.

The first floor offers a bedroom and a large loft room.

The front and side gardens which have previously won awards are still in good condition and are laid to lawn with some low maintenance areas. Also to the side is a drive leading to the garage. The rear enclosed garden has been used as a large vegetable plot and could be changed again.

Being situated in the highly desired village location of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, popular junior school and secondary school.

This is no doubt a fantastic opportunity to purchase a unique property in a pleasant village. Viewings are highly recommended in order to appreciate the position, size and garden.

ENTRANCE HALL

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

LOUNGE

Coving, double glazed window, double radiator, gas fire and power points.

DINNER

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



KITCHEN

Base, wall and drawer units, tiled splash back, integrated oven and hob, space for fridge, freezer and washing machine, sink/drain unit, mixer tap, glazed window, gas fire and power points.

BOILER ROOM

Boiler, power points and space for freezer.

CONSERVATORY

uPVC double glazed windows.

BEDROOM ONE

Coving, double glazed window, fitted wardrobe, double radiator and power points.

BEDROOM TWO

Fitted wardrobe, single radiator, double glazed window and power points.

BATHROOM

Panel bath, basin with pedestal, shower over bath, glazed window and single radiator.

WC

Single glazed window and single glazed window.

SEPARATE WC

Low flush wc and uPVC double glazed window.

BEDROOM THREE

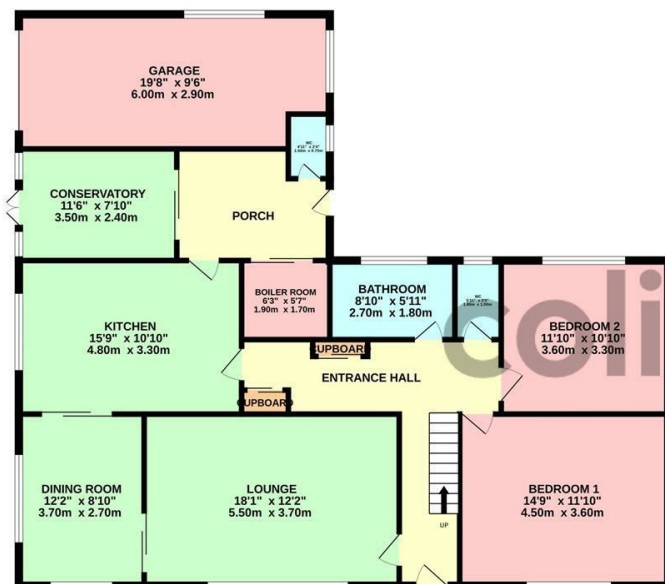
Velux windows, gas fire and power points.

OUTSIDE

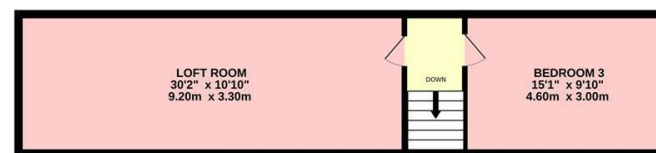
Electric power up and over door for integrated garage and windows.



GROUND FLOOR
1437 sq.ft. (133.5 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.8 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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West Garth - 18609049
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		80
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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