



colin ellis

## East Carr, Scarborough, YO11 3TS

Located in the popular village of Cayton this TWO BEDROOM DETACHED BUNGALOW is nestled at the end of a cul de sac and comes with NO ONWARD CHAIN. The bungalow offers an OPEN PLAN LOUNGE DINER, CONSERVATORY, GARAGE and DRIVEWAY. The stand out feature of this much loved bungalow has to be the large well maintained rear garden that has mature planting and a greenhouse. Viewing is highly recommended.

Guide Price £250,000



## **PORCH**

*1.16 x 1.47 (3'9" x 4'9")*

uPVC double glazed front door into porch with uPVC double glazed frosted window, radiator, coving and ceiling light.

## **WC**

*2.14 x 0.99 (7'0" x 3'2")*

Hand basin with vanity unit, WC, radiator, uPVC double glazed frosted window and ceiling light.

## **HALLWAY**

*2.52 x 0.85 (8'3" x 2'9")*

Coving, ceiling light and two storage cupboards.

## **KITCHEN**

*2.98 x 2.50 (9'9" x 8'2")*

uPVC double glazed window, ceiling light, part tiled walls, fitted kitchen with range of cupboards and drawers, stainless steel sink, space for fridge freezer, space for washing machine, space for cooker and built in extractor.

## **LOUNGE DINER**

*6.0 x 6.88 (19'8" x 22'6")*

In the dining area is a uPVC double glazed bay window, two radiators, ceiling light, coving and in the lounge area is a fire with surround, coving, uPVC double glazed window, radiator, two ceiling lights and double glazed sliding door into conservatory.

## **CONSERVATORY**

*3.48 x 2.88 (11'5" x 9'5")*

Radiator and door onto garden.

## **INNER HALL**

Loft access with pull down ladder, ceiling light and airing cupboard housing boiler.



## BEDROOM ONE

3.46 x 3.51 (11'4" x 11'6")

uPVC double glazed window, radiator, ceiling light and built in furniture.

## BEDROOM TWO

2.86 x 3.51 (9'4" x 11'6")

uPVC double glazed window, radiator, ceiling light and built in furniture.

## BATHROOM

1.89 x 2.26 (6'2" x 7'4")

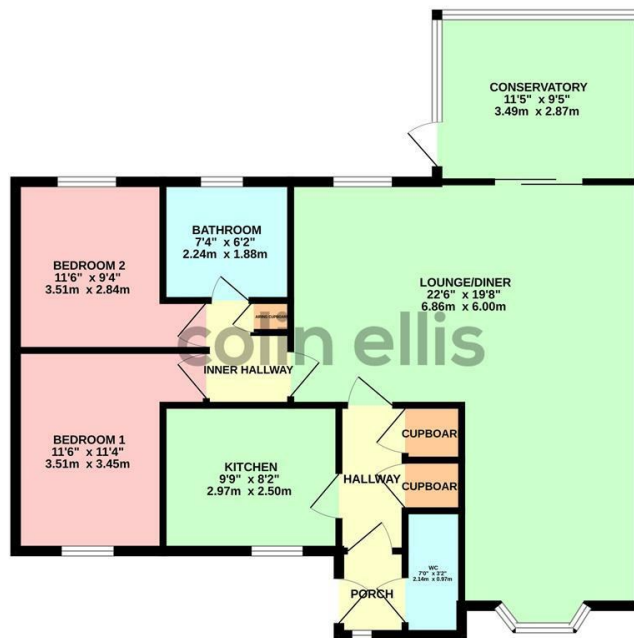
Walk in shower, WC, hand basin with vanity unit, tiled walls, ceiling light, uPVC double glazed frosted window and radiator.

## OUTSIDE

To the front is a lawned garden with mature trees, path leading to the front door and driveway leading to single garage with electric door, power and lighting. To the rear is an enclosed garden with a patio area, mature planting, mature trees, green house, side access to the garage and side access gate. To the left side of the property is a further paved storage area.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrexx CAD

**East Carr - 18625373**  
**Council Tax Band - D**  
**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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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