



## Knipe Point Drive, Scarborough, YO11 3JT

With PANORAMIC SEA VIEWS over Cayton Bay and down the coastline to Flamborough this TWO BEDROOM DETACHED BUNGALOW is located in Osgodby which is on the Southern edge of Scarborough. The bungalow is in great order throughout and has fantastic views from the kitchen and living room. The property has two double bedrooms, OUTDOOR SPACE and comes with a GARAGE and an allocated PARKING SPACE. Viewing is highly recommended to appreciate the fantastic views. NO ONWARD CHAIN.

Offers Over £260,000



## ENTRANCE HALL

1.76 x 1.09 (5'9" x 3'6")

Composite front door into entrance hall with electric wall heater, coving, ceiling light and storage cupboard.

## LIVING/DINING ROOM

5.34 x 3.82 (17'6" x 12'6")

Two electric wall heaters, wall mounted electric fire, sliding door out onto patio area, coving and two ceiling lights.

## KITCHEN

2.98 x 2.35 (9'9" x 7'8")

uPVC double glazed window, fitted kitchen with range of cupboard and drawers, built in oven, hob and extractor, space for washing machine, space for fridge, inset ceiling spotlights, coving, electric wall heater and part tiled walls.

## INNER HALL

Loft access.

## BEDROOM ONE

3.44 x 2.81 (11'3" x 9'2")

uPVC double glazed window, electric wall heater, built in wardrobe with sliding mirrored doors, ceiling light, inset ceiling spotlights and coving.

## BEDROOM TWO

2.45 x 3.36 (8'0" x 11'0")

uPVC double glazed window, electric wall heater, ceiling light, inset ceiling spot lights, coving and built in wardrobe with sliding mirrored doors.



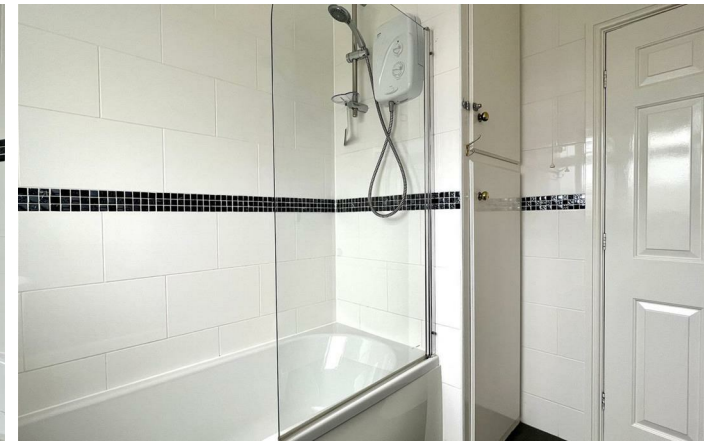
## BATHROOM

2.33 x 1.93 (7'7" x 6'3")

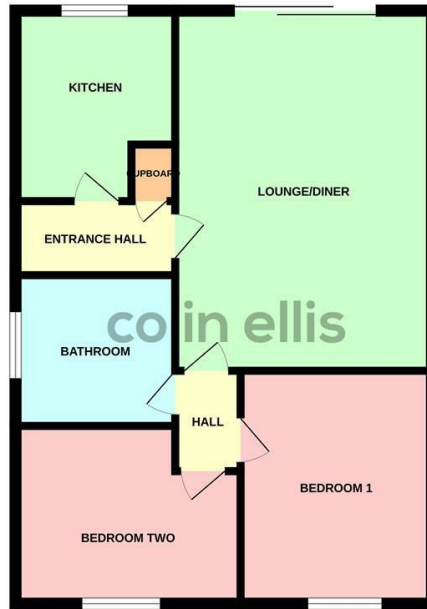
uPVC double glazed window, bath with electric shower over, glass screen, WC, hand basin, airing cupboard, tiled walls, radiator/towel warmer, inset ceiling spotlights, extractor fan and shaver socket.

## OUTSIDE

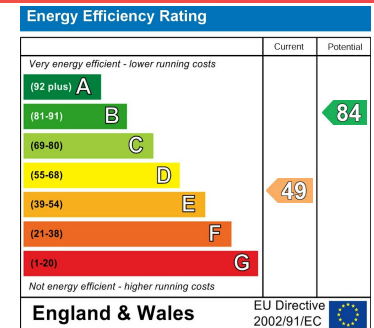
Stepping out from the living room to a patio area with sea views and plant borders. To the side is a path leading the car park. The property also comes with a single garage and an allocated parking space.



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the drawings contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given as to their operability or efficiency can be given.  
Made with Blueprint 2007



**Knife Point Drive - 18628246**  
**Council Tax Band -**  
**Tenure - Leasehold - Share of 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.



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