



colin ellis

## Greengate, Scarborough, YO12 5NA

This charming two bedroom timber frame detached bungalow is a wonderful choice for anyone seeking a comfortable and inviting home in a desirable location. With its lovely gardens and potential for personalisation, it is sure to appeal to a wide range of buyers.

The bungalow features two bedrooms, neutral reception room, a modern kitchen and a wet room. The property also benefits from solar panels (owned), heating via air source heat pump and an outhouse for extra storage.

Guide Price £170,000





## PROPERTY DESCRIPTION

The property briefly comprises; Hallway giving access to the living room, two bedrooms and wet room, the kitchen is accessed from the living room, with a door to the side of the property. Externally there are gardens to the front and rear and to the rear is a outhouse.

## LIVING ROOM

3.58 x 4.13 (11'8" x 13'6")

## KITCHEN

2.76 x 2.88 (9'0" x 9'5")

## BEDROOM

3.93 x 2.97 (12'10" x 9'8")

## BEDROOM

2.39 x 2.98 (7'10" x 9'9")

## WET ROOM

1.64 x 1.85 (5'4" x 6'0")











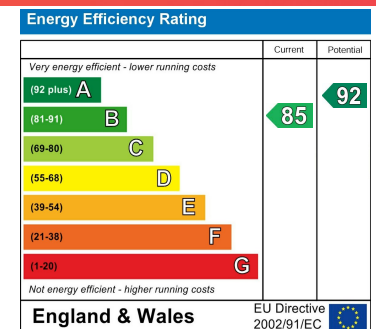
**Approximate total area<sup>(1)</sup>**  
568.22 ft<sup>2</sup>  
52.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Greengate - 18654672**

**Council Tax Band - A**

**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.



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