



colin ellis

Betton Rise, Scarborough, YO13 9HU

Situated in the sought after village of Easy Ayton, this well presented two bedroom detached bungalow offers spacious and versatile accommodation throughout.

The property features an extended living room with views of the mature landscaped garden and opening out onto a patio area via double doors. The well maintained gardens to the front and larger than average rear add charm and privacy, while a gravelled driveway and detached garage provide convenient off street parking.

While the bungalow would benefit from some cosmetic modernisation, it is clean, well kept and ready to move into, offering a fantastic opportunity for buyers to create their ideal home in a highly desirable location.

Guide Price £275,000



LIVING ROOM

4.80 x 3.91 (15'8" x 12'9")

LIVING ROOM

3.01 x 3.59 (9'10" x 11'9")

KITCHEN

2.68 x 3.47 (8'9" x 11'4")

BEDROOM

4.04 x 3.90 (13'3" x 12'9")

BEDROOM

3.39 x 3.88 (11'1" x 12'8")

BATHROOM

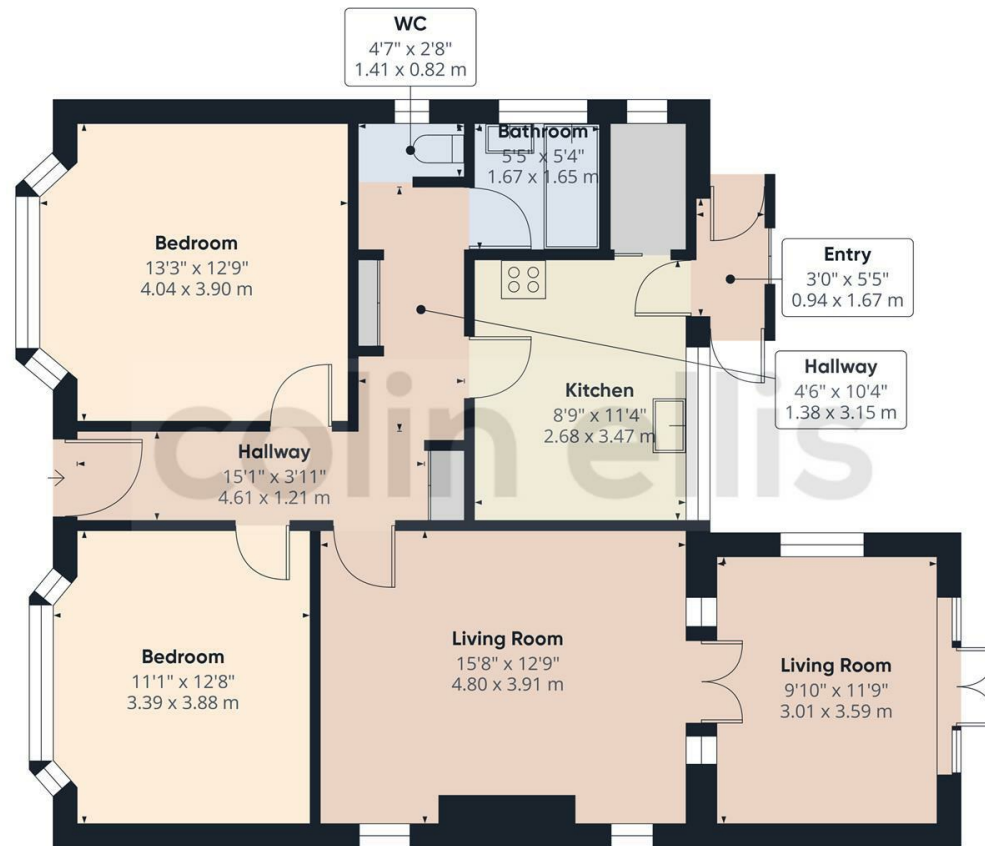
1.67 x 1.65 (5'5" x 5'4")

WC

1.41 x 0.82 (4'7" x 2'8")







Approximate total area⁽¹⁾
914 ft²
85 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

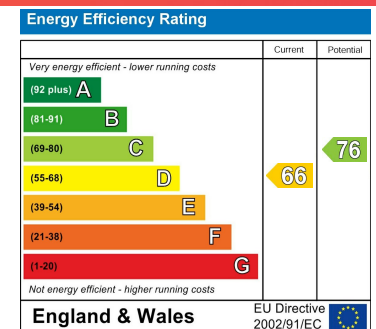
GIRAFFE360

Betton Rise - 18720416

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

**RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR**

**See all our properties online
www.colinellis.co.uk**