



colin ellis

Garth End Road, Scarborough, YO13 9JJ

Set within a generous plot in the sought-after village of West Ayton, this impressive detached bungalow offers versatile living space, extensive parking, and a detached double garage.

The ground floor features a welcoming entrance hall leading to three bedrooms, a bright and spacious living area, a fitted kitchen, and family bathroom.

Upstairs, the property benefits from two additional rooms and a bathroom, providing ideal space for guest accommodation, a home office, or hobby rooms – offering great flexibility to suit modern family living.

Guide Price £485,000



LIVING ROOM

5.59 x 6.36 (18'4" x 20'10")

KITCHEN/DINING AREA

3.61 x 6.42 (11'10" x 21'0")

SUNROOM

2.23 x 3.89 (7'3" x 12'9")

OFFICE

2.04 x 2.97 (6'8" x 9'8")

BEDROOM

4.10 x 3.14 (13'5" x 10'3")

BEDROOM

2.87 x 4.24 (9'4" x 13'10")

BATHROOM

2.72 x 1.72 (8'11" x 5'7")

OFFICE

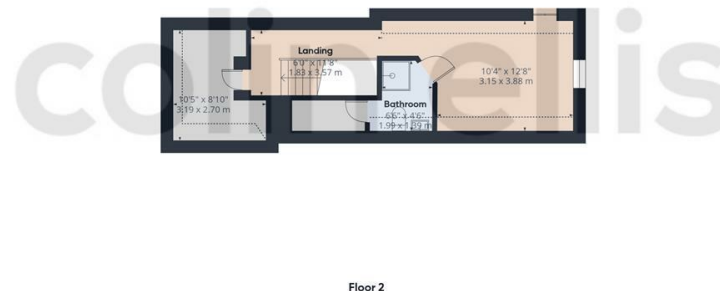
3.19 x 2.17 (10'5" x 7'1")

BATHROOM

1.99 x 1.39 (6'6" x 4'6")







Approximate total area⁽¹⁾
 1511 ft²
 140.3 m²

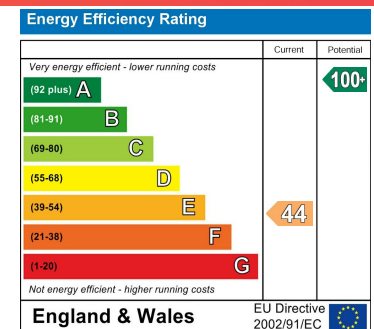
Reduced headroom
 67 ft²
 6.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



Garth End Road - 18735634

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.



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