



colin ellis

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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 a 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

3

2

3

E

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")

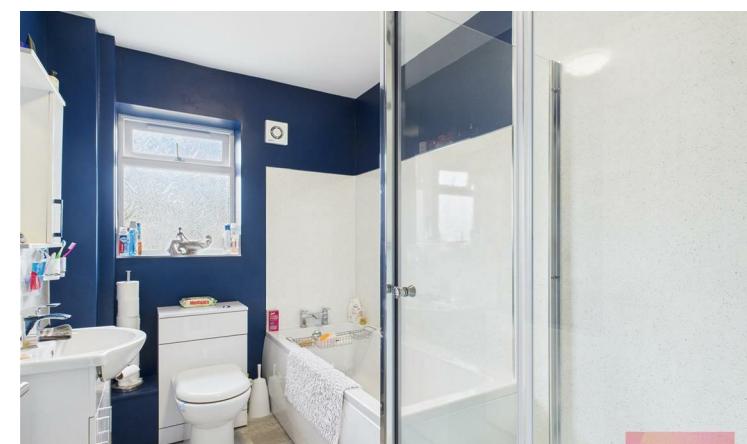
OFFICE

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

BATHROOM

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







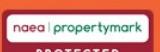
Garth End Road - 18735634

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		44
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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