



colin ellis

South Lea Road, Scarborough, YO11 3ES

Located on South Lea Road in the charming village of Cayton, Scarborough, this stunning detached bungalow offers a perfect blend of modern living and comfort. With three bedrooms, one with built in wardrobes and En Suite, this property is ideal for families or those seeking a peaceful retreat. The property boasts two bathrooms, providing ample facilities for family living or guests and gas central heating throughout. One of the standout features of this bungalow is the generous garden, which offers a delightful outdoor space with summer house and lovely views towards the Yorkshire Wolds. Additionally, the property includes a garage and driveway, providing convenient storage or parking options.

Guide Price £325,000



ENTRANCE HALL

LIVING ROOM

5.07 x 3.52 (16'7" x 11'6")

KITCHEN/DINER

3.18 x 5.73 (10'5" x 18'9")

The kitchen includes integrated washing machine, dishwasher, wine cooler, fridge/freezer, six ring gas hob and electric double oven.

BEDROOM ONE

4.72 x 3.05 (15'5" x 10'0")

EN SUITE

2.11 x 1.44 (6'11" x 4'8")

BEDROOM TWO

3.23 x 3.23 (10'7" x 10'7")

BEDROOM THREE

3.04 x 4.09 (9'11" x 13'5")

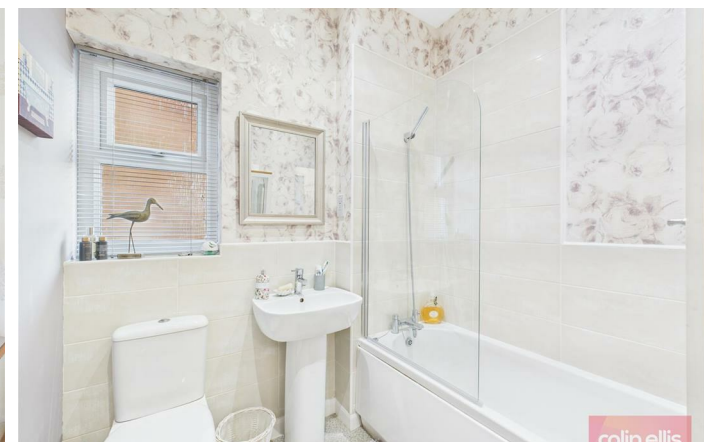
BATHROOM

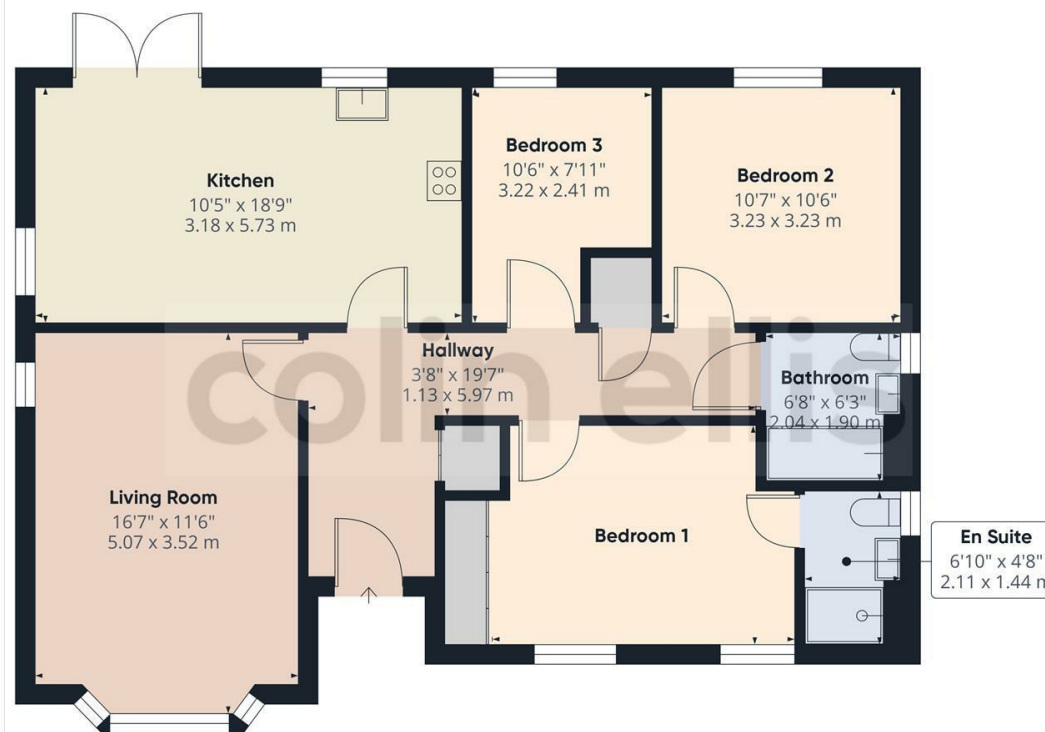
2.04 x 1.90 (6'8" x 6'2")

OUTSIDE

Generous garden with summer house supplied with electric and additional electric sockets throughout garden.







Approximate total area⁽¹⁾
912 ft²
84.7 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

South Lea Road - 18746109

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		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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