



## *15 West Garth Gardens, Cayton, Scarborough, YO11 3SF*

*Asking Price £219,000*

- SEMI DETACHED VELUX BUNGALOW
- CAR PORT
- TWO BATHROOMS
- UPVC DOUBLE GLAZING THROUGHOUT
- FOUR GOOD SIZED BEDROOMS
- LARGE REAR GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- DRIVEWAY FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- ELECTRIC ECO HEATERS



## 15 West Garth Gardens, Scarborough YO11 3SF

**Andrew Cowen Estate Agents present to the market this SPACIOUS, FOUR BEDROOM SEMI-DETACHED VELUX BUNGALOW boasting an EXTENSIVE DRIVEWAY FOR MULTIPLE VEHICLES, CAR PORT and a LARGE, SOUTH FACING REAR GARDEN with PATIO AREA and OPEN VIEWS. Situated in a HIGHLY SOUGHT AFTER VILLAGE LOCATION, this property would appeal to a NUMBER OF BUYERS, including those looking to make their NEXT MOVE.**



Council Tax Band: B



**This accommodation comprises in brief; entrance hallway leading into the spacious lounge with patio doors providing access out into the rear garden, plus a fitted kitchen with a range of hi-gloss base and wall units and a through dining room which allows additional access out into the rear garden from french doors. The property boasts three good sized double bedrooms with one of the bedrooms offering fitted mirrored wardrobes, perfect for storage purposes, as well as a three piece wet room. There is a further double bedroom to the first floor, with a Velux window and an additional three piece shower suite.**

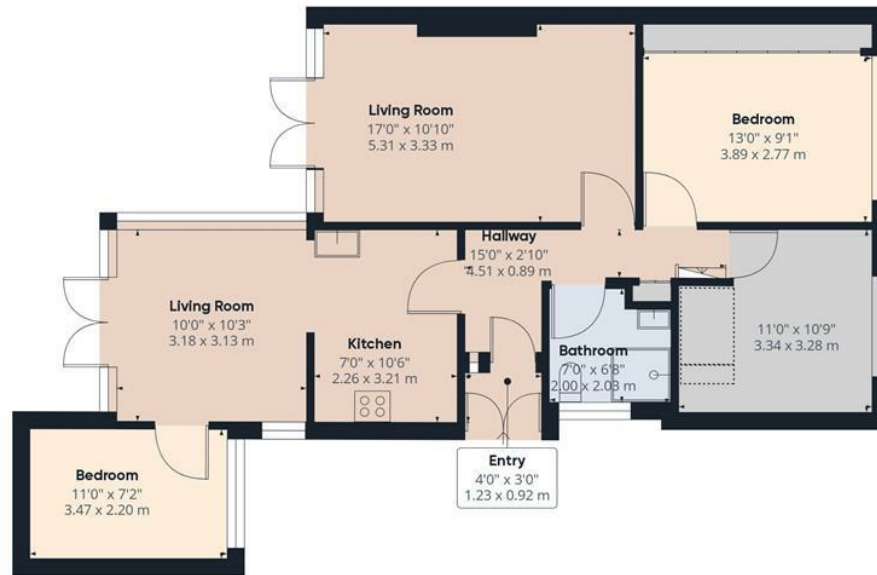
**Externally, the property offers an enclosed, south facing garden to the rear with a patio area and open views, ideal for outdoor dining. There is an extensive driveway to the front providing off-street parking for multiple vehicles with a car port.**

**This home occupies an enviable setting within a secluded cul-de-sac in the popular village of Cayton. There are a wide range of amenities within the village including local shops, public house, popular junior school, sports club and playing fields plus is also near a regular bus route into Scarborough.**

**Viewing is essential to appreciate the space, position and outlook that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!**







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1189.84 ft<sup>2</sup>

110.54 m<sup>2</sup>

**Reduced headroom**

136.16 ft<sup>2</sup>

12.65 m<sup>2</sup>

(1) Excluding balconies and terraces

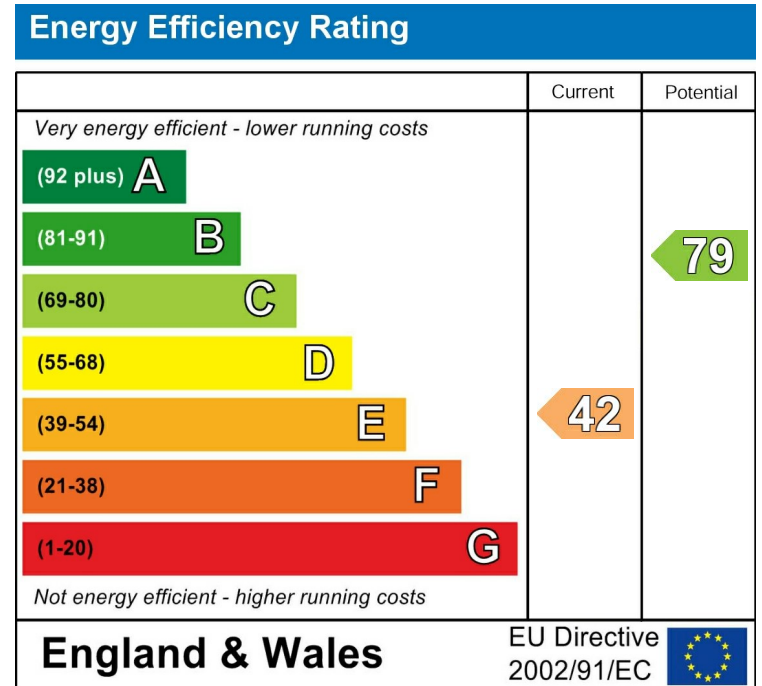
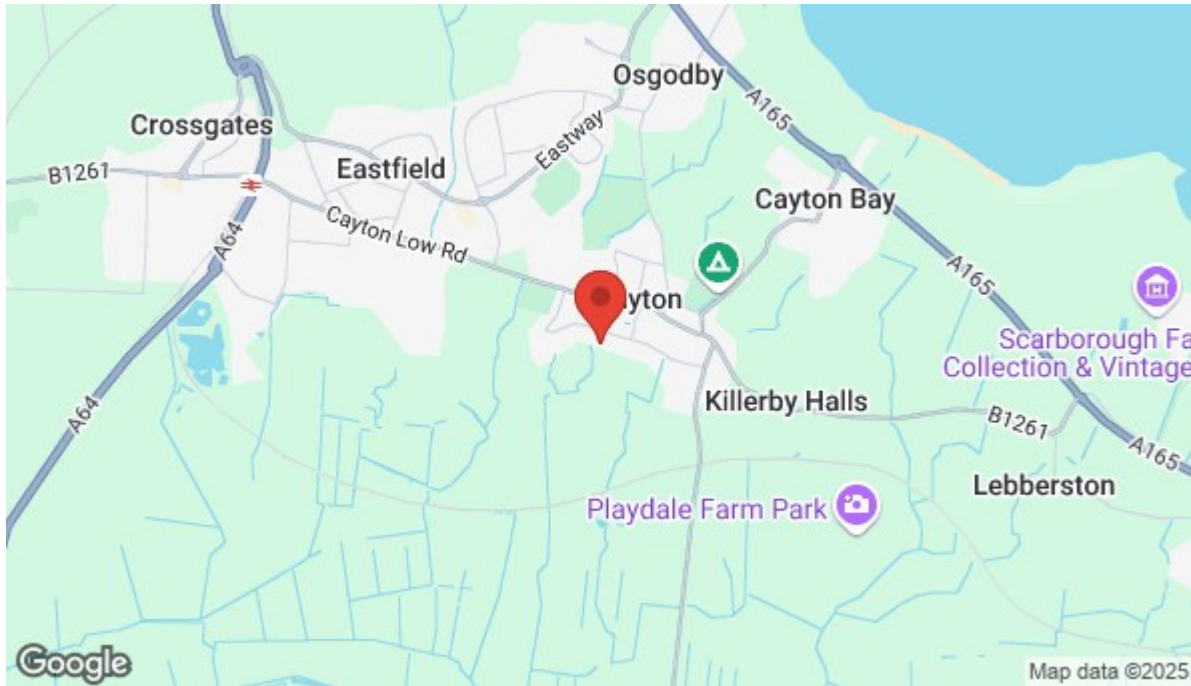
Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360







## Viewings

Call the office to make an appointment today!

**01723 377707**



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## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**