



3 Carr Lane, East Ayton, Scarborough, YO13 9HW

Guide Price £300,000

- ***Detached, well-appointed bungalow***
- ***Garage***
- ***Rural views***
- ***Three comfortable bedrooms***
- ***Off street parking***
- ***Ensuite Bathroom***
- ***Generous conservatories***
- ***Well maintained garden***
- ***Scope for refurbishment***

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This charming, traditional home stands as a strong opportunity for a buyer to undertake a programme of improvements and create a residence perfectly tailored to their own needs. Currently in need of modernisation, the property offers generous space, character, and a desirable setting within easy reach of local facilities. The opportunity to add value, alongside its strong fundamentals and convenient location, makes this a rewarding project for prospective homeowners, whether looking for a family home, a future investment, or a place to make their own.

 3  1  2  D

Council Tax Band: D



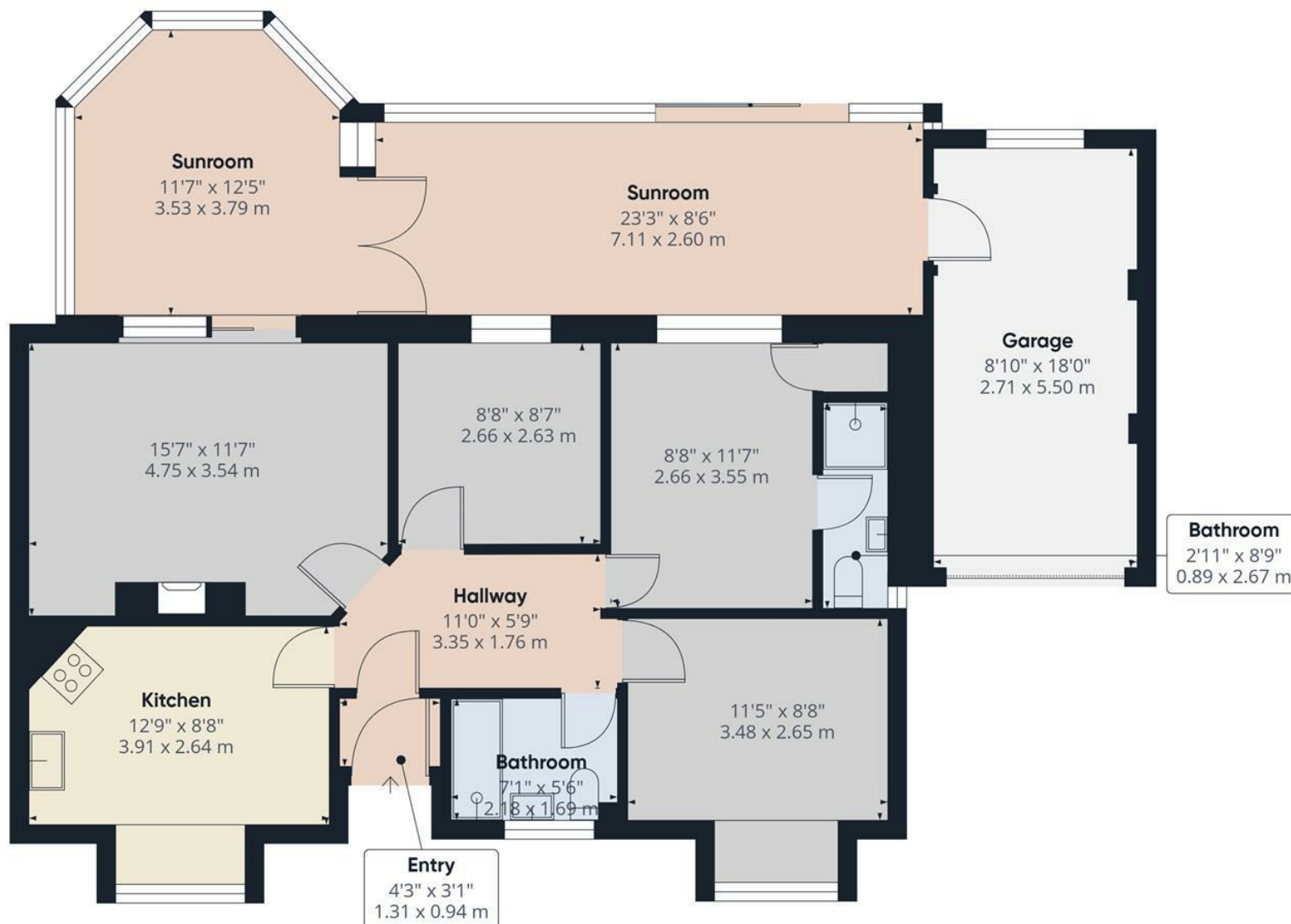
An opportunity to acquire a well-appointed three-bedroom detached bungalow situated in a desirable residential location within the popular and well-established community of East Ayton. The property is of traditional brick construction under a pitched, tiled roof and benefits from double-glazed windows and doors throughout, offering both energy efficiency and low-maintenance living.

Internally, the accommodation comprises an entrance hall, sitting room, fitted kitchen, three bedrooms, a house bathroom, and an ensuite. One of the property's notable features is its large conservatory and glass fronted extension, which provide additional versatile living space and enable the occupier to appreciate the open views across adjoining fields and the surrounding countryside — adding a feeling of space and tranquility. The bungalow also offers scope for further improvement and modernisation, allowing a purchaser to put their own stamp on the property and add additional value.

Externally, the bungalow is set within attractively maintained gardens, predominantly laid to lawn, with well-established borders. There is a driveway offering off-street parking and access to a single garage with up-and-over door, power, and lighting. The rear garden, in particular, offers a sheltered spot from which to enjoy the views and appreciate the peace and quiet of its setting.

The property is conveniently located within easy reach of local amenities, services, and transport links, with Scarborough town centre a short drive away, adding further appeal for both first-time purchasers, families, or those looking to downsize without compromise.





Approximate total area⁽¹⁾

1226 ft²

114 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Viewings

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