



colin ellis

Green Lane, Scarborough, YO12 6HL

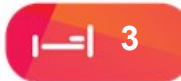
Tucked away down its own private driveway and occupying a generous plot, this well-presented three-bedroom detached bungalow offers versatile accommodation, excellent outdoor space and the added benefit of a separate recreational outbuilding.

Set back from the road with ample off-street parking and a garage, the property enjoys a private setting while remaining conveniently located for local amenities and transport links.

With its private setting, generous plot, flexible accommodation and additional outbuilding, this property presents a rare opportunity to acquire a distinctive bungalow with plenty of potential.

Early viewing is highly recommended.

Guide Price £395,000



PROPERTY DESCRIPTION

The accommodation is both spacious and flexible, making it ideal for a variety of buyers. At the heart of the home is a bright and sociable lounge/dining room, which flows through to the well-appointed kitchen overlooking the rear garden. A separate living room provides additional reception space and could easily serve as a cosy snug or TV room.

There are three well proportioned bedrooms, including a generous principal bedroom with en-suite shower room, alongside a stylish family bathroom. The layout lends itself particularly well to multi-generational living, older children or teenagers seeking their own space, thanks to the adaptable room arrangement.

Outside, the property continues to impress. The rear garden offers a lawned area and patio seating space, perfect for outdoor dining and entertaining.

A standout feature is the detached outbuilding, currently used as a recreational space with room for a pool table and entertaining area. This versatile structure could easily be utilised as a games room, home office, studio, gym or hobby room, depending on the needs of the next owner.

LOUNGE DINER

3.13 x 5.00 (10'3" x 16'4")

KITCHEN

3.56 x 3.43 (11'8" x 11'3")

LIVING ROOM

4.08 x 3.02 (13'4" x 9'10")

BEDROOM

4.03 x 4.51 (13'2" x 14'9")

EN SUITE

1.07 x 1.40 (3'6" x 4'7")

BEDROOM

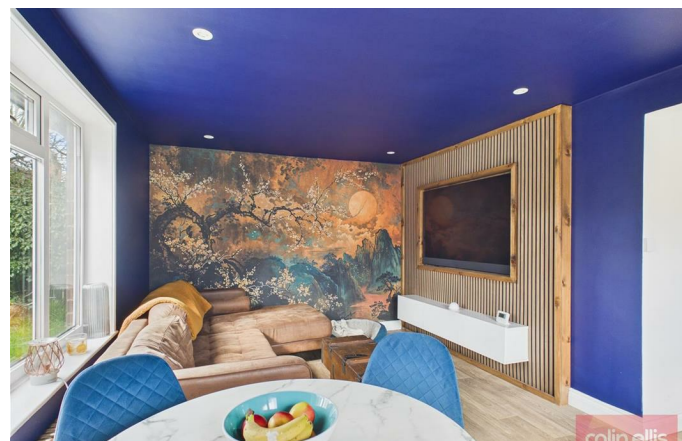
3.12 x 3.57 (10'2" x 11'8")

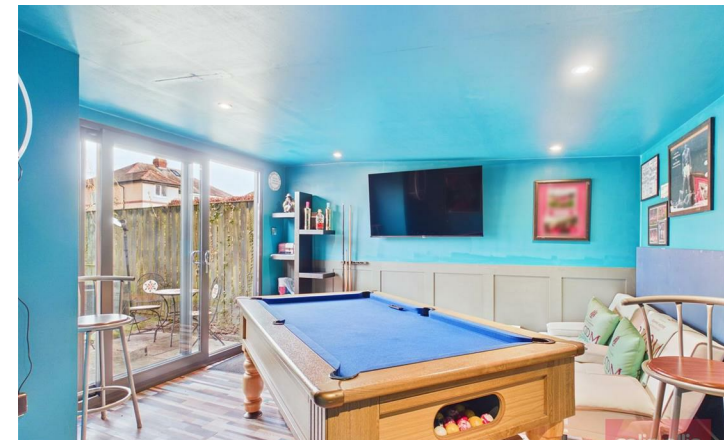
BEDROOM

2.69 x 2.96 (8'9" x 9'8")

BATHROOM

2.68 x 1.96 (8'9" x 6'5")





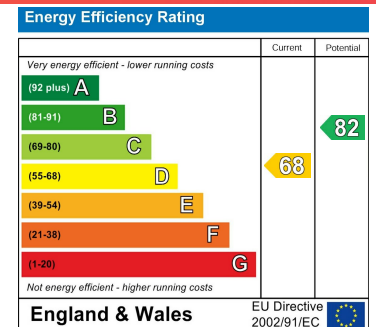


Approximate total area⁽¹⁾
995 ft²
92.5 m²

(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



Green Lane - 18787980

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.



Tel: 01723 363565

E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk