



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



£325,000

11 CASTLE MOUNT AVENUE, SCALBY, SCARBOROUGH, YO13 0PJ

- Detached Bungalow
- Scalby Village Location
- Two Double Bedrooms
- Garage And Gardens

A WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW ON A CORNER SITE IN THE HIGHLY DESIRABLE VILLAGE OF SCALBY. PRESENTED TO A GOOD STANDARD THROUGHOUT WITH A RECENTLY FITTED KITCHEN, PRIVATE GARDENS, DRIVEWAY AND GARAGE.



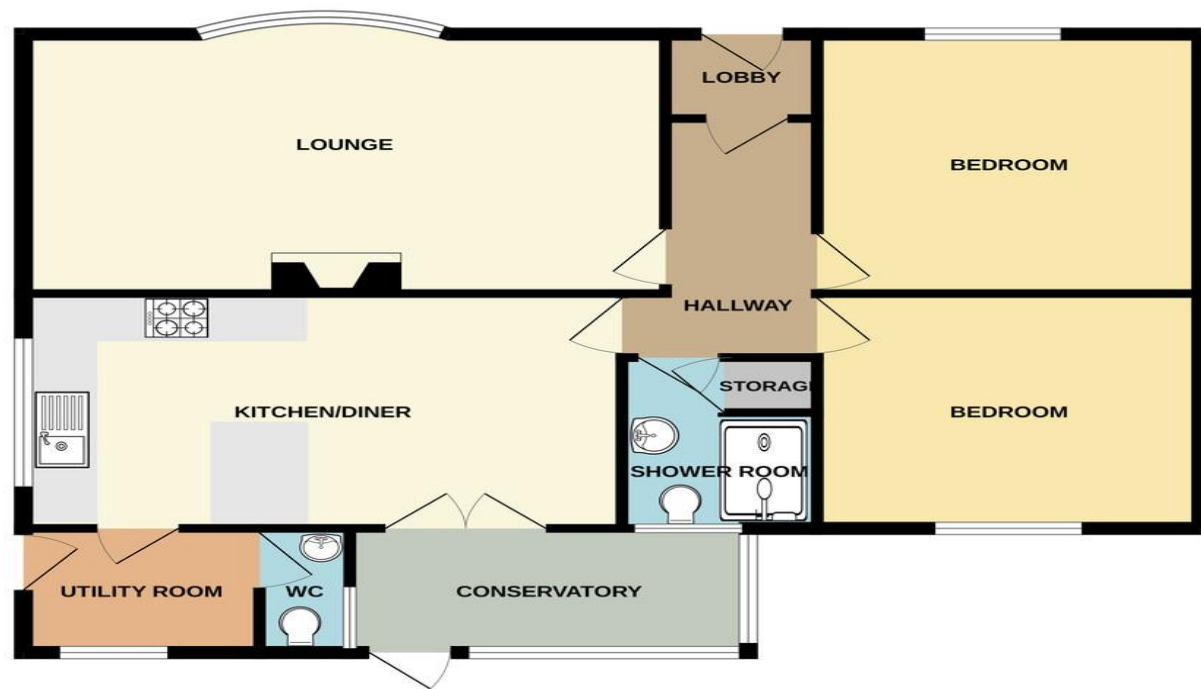
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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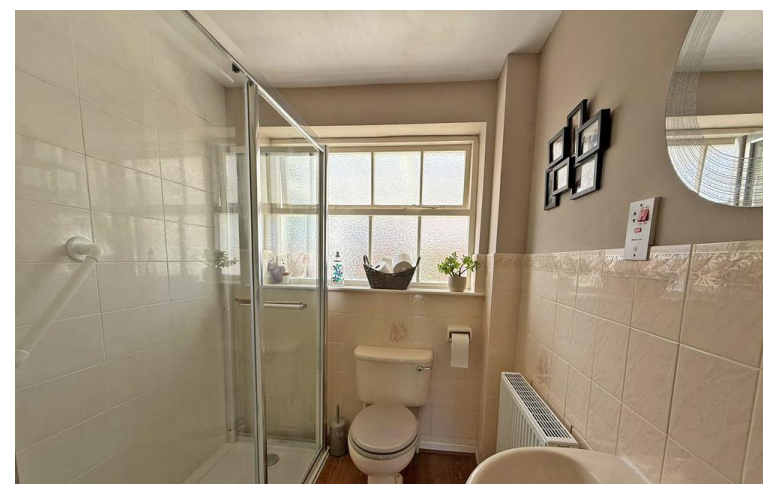
GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA - 932 sq. ft. (86.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

This detached bungalow when briefly described comprises, entrance hall, bow fronted lounge with wood burning stove, open plan modern kitchen diner to the rear, conservatory, utility room, cloakroom, two double bedrooms and shower room. Externally are gardens to three sides mainly laid to lawn with paved patio, garden shed and greenhouse. Driveway to the side leads to the detached garage.



GROUND FLOOR

ENTRANCE LOBBY

HALLWAY

LOUNGE
19' 8" x 11' 9" (5.99m x 3.58m)

KITCHEN/DINER
18' 4" x 10' 8" (5.59m x 3.25m)

CONSERVATORY
12' 3" x 5' 5" (3.73m x 1.65m)

UTILITY ROOM
7' 3" x 5' 8" (2.21m x 1.73m)

WC
5' 9" x 2' 9" (1.75m x 0.84m)

BEDROOM
11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM
11' 9" x 10' 1" (3.58m x 3.07m)

SHOWER ROOM
7' 9" x 6' (2.36m x 1.83m)

OUTSIDE

GARAGE

GARDENS