



colin ellis

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## Station Road, Scarborough, YO13 0QG

Guide Price £310,000

Situated within the ever popular and highly sought after area of Scalby, this attractive two bedroom semi detached bungalow offers deceptively spacious accommodation, thoughtfully improved interiors, and a truly special rear garden that extends down to a peaceful beck.

The property combines comfortable single-level living with a versatile layout, making it ideal for a range of buyers including downsizers, retirees, or those looking for a quieter lifestyle within easy reach of Scarborough, the coast and surrounding countryside.



## LIVING ROOM

3.51 x 4.64 (11'6" x 15'2")

A naturally light living room, centred around a feature fireplace with inset log-burning stove, creating a cosy focal point. Large patio doors lead through to the dining room, allowing light to flow through the space and offering lovely views over the garden.

## DINING ROOM / GARDEN ROOM

2.96 x 2.77 (9'8" x 9'1")

A standout feature of the home, this bright and airy space benefits from full-height glazed doors and windows, providing uninterrupted views of the rear garden. Ideal for both formal dining and everyday use, it creates a seamless connection between indoor and outdoor living.

## KITCHEN

2.74 x 3.63 (8'11" x 11'10")

A modern, well-appointed fitted kitchen featuring a range of wall and base units and worktops. Stylish tiled splashbacks and contemporary finishes make this a practical yet attractive space.

## UTILITY

3.06 x 1.23 (10'0" x 4'0")

A useful addition providing additional storage, laundry space and external access.

## BEDROOM

3.54 x 3.62 (11'7" x 11'10")

A spacious double room with fitted wardrobes and a pleasant outlook to the front aspect.

## BEDROOM

2.73 x 2.83 (8'11" x 9'3")

A well sized second bedroom, with fitted wardrobes, suitable as a guest room, home office, or hobby space.

## BATHROOM

1.79 x 1.94 (5'10" x 6'4")

A modernised bathroom suite comprising a panelled bath with shower over, wash basin set within a vanity unit, and WC. Finished with clean, neutral tiling for a fresh and contemporary feel.

## EXTERNAL FEATURES

The property is set back from the road with a block-paved driveway providing ample off-street parking for multiple vehicles and leading to a detached garage. The front garden is neatly landscaped with lawn, mature planting, and attractive features. The rear garden is a true highlight of the property, generous in size and beautifully maintained, offering:

- Lawn and well-stocked borders
- Patio and seating areas
- Vegetable growing areas
- A variety of mature trees and shrubs

At the far end, the garden gently leads down to a picturesque beck, creating a tranquil and private setting.

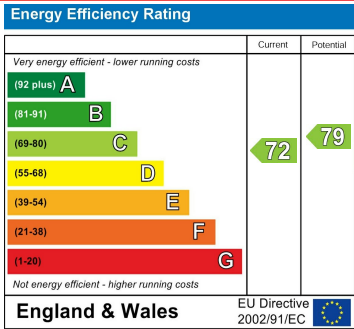
## LOCATION

Scalby is widely regarded as one of the most desirable residential areas on the outskirts of Scarborough. Offering a charming blend of countryside living and convenience, with:

- Local shops, cafes, and pubs
- Highly regarded schools
- Transport links
- Easy access to Scarborough town centre
- Close proximity to the North York Moors National Park & The Coast







England & Wales EU Directive 2002/91/EC

**Station Road - 18788175**  
**Council Tax Band - C**  
**Tenure - Freehold**

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