



10 Garth End Road, West Ayton – YO13 9JH

Scarborough

Guide Price **£299,950**

10 Garth End Road

West Ayton, Scarborough

Tucked away within a quiet residential setting, this delightful detached two-bedroom bungalow presents an excellent opportunity for those seeking the ease and comfort of single-level living.

The current owners have thoughtfully improved and enhanced the property in recent years, creating a well-presented and move-in-ready home that is both comfortable and practical.

The property offers a welcoming entrance hallway leading to a spacious lounge, a well-proportioned kitchen/dining area, and a bright sun room providing a wonderful additional space to relax and enjoy the home throughout the seasons. Further accommodation includes a useful utility room with guest cloakroom, two generous double bedrooms, and a conveniently positioned bathroom.

Externally, the property continues to impress with a private driveway and garage, providing excellent parking facilities and valuable additional storage for hobbies, equipment, or everyday essentials. The property also benefits from a private, low-maintenance enclosed garden, offering a peaceful outdoor space to enjoy with minimal upkeep.

Ideally located close to local amenities, a doctors' surgery, schools, and transport connections, this charming bungalow combines the tranquillity of a peaceful residential setting with the convenience of everyday living.

A wonderful opportunity to acquire a beautifully maintained home, ready to move straight into, while offering the perfect balance of comfort, convenience, and low-maintenance living.

Council Tax band: D

Tenure: Freehold

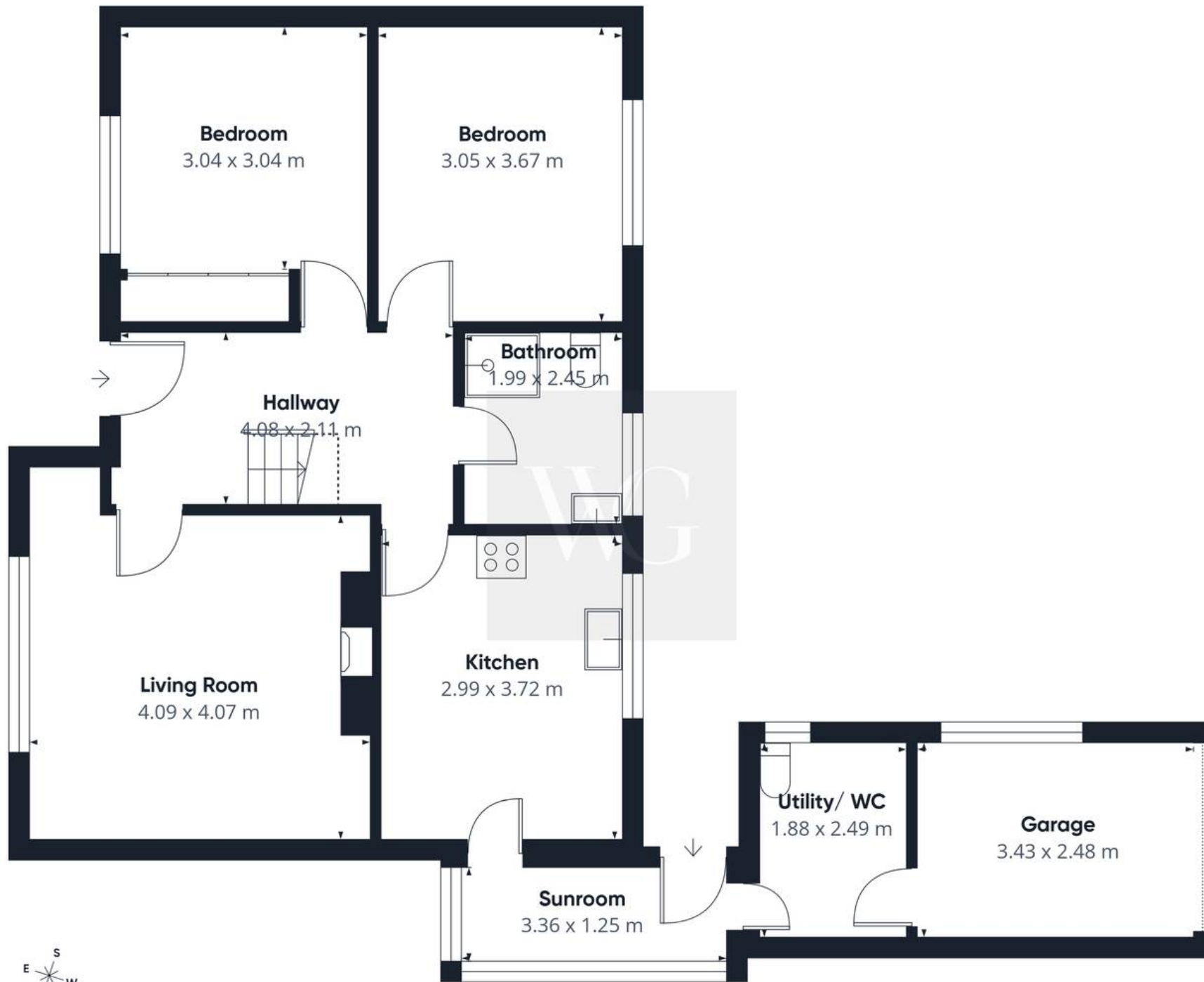
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





WG



Floor 1

Approximate total area⁽¹⁾

81.2 m²

Reduced headroom

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360