



colin ellis

Coldyhill Lane, Scarborough, YO12 6SE

** Well Presented Two Bedroom Semi-Detached Bungalow | Generous Corner Plot | Garage & Driveway | Loft Space | No Onward Chain **

Offered to the market with no onward chain, this well loved and cared for two bedroom semi-detached bungalow occupies a generous corner plot on the ever-popular Coldyhill Lane in Scarborough.

Having been cherished by the same owner for many years, the property has been well maintained and offers buyers an excellent opportunity to modernise and personalise to their own taste, whilst benefiting from spacious accommodation, attractive gardens and excellent further potential.

Guide Price £230,000



PROPERTY DESCRIPTION

The accommodation is entered via a bright and spacious sun room, providing a pleasant additional reception area and a practical entrance to the home. From here, the central hallway gives access to all principal rooms, including a generous bay fronted living room overlooking the front garden, a fitted kitchen with a range of wall and base units, two bedrooms, and a three-piece bathroom.

A further benefit is the useful loft space, accessed via a pull-down ladder, offering excellent storage and potential for further use, subject to any necessary consents.

Externally, the bungalow occupies a generous plot with attractive, well established gardens to both the front and rear. The front garden is mainly laid to lawn with mature shrubs and borders, creating an appealing approach to the property, while the enclosed rear garden offers a private outdoor space ideal for gardening or relaxing. A lengthy driveway provides ample off-street parking and leads to the detached garage.

Situated in a popular and well established residential location, the property is conveniently positioned for local shops, public transport links and everyday amenities, making it an ideal purchase for downsizers, retirees or those seeking comfortable single-level living.

Offered with vacant possession and no onward chain, early viewing is highly recommended to fully appreciate the generous plot and future potential this delightful bungalow has to offer.

SUN ROOM

5.14 x 1.97 (16'10" x 6'5")

LIVING ROOM

5.17 x 3.98 (16'11" x 13'0")

KITCHEN

2.96 x 2.98 (9'8" x 9'9")

BEDROOM

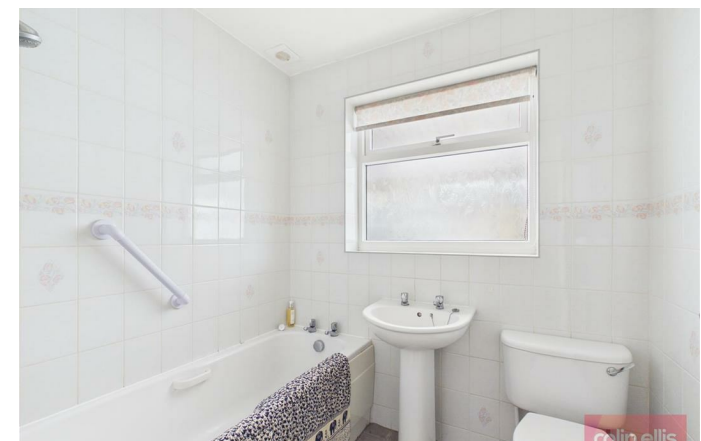
3.77 x 3.32 (12'4" x 10'10")

BEDROOM

2.69 x 3.01 (8'9" x 9'10")

BATHROOM

1.99 x 1.68 (6'6" x 5'6")







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Coldyhill Lane - 18784188
Council Tax Band - C
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.



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