



colin ellis

Killerby Cliff, Scarborough, YO11 3NR

Occupying one of the most enviable positions on the North Yorkshire coastline, The Headlands is a detached three bedroom bungalow set within an exceptionally generous plot on the sought-after Killerby Cliffs, Cayton Bay. Enjoying panoramic sea views, direct access to spectacular coastal walks and just moments from the golden sands below, this is a rare opportunity to acquire a property with enormous potential in a truly breathtaking setting.

Although now requiring modernisation throughout this versatile accommodation, is an exciting prospect for buyers wishing to create a stunning permanent residence, luxurious holiday home or bespoke coastal retreat.

Guide Price £250,000



PROPERTY DESCRIPTION

The accommodation comprises an entrance porch two reception rooms, dining room, fitted kitchen, sun room overlooking the gardens, three bedrooms and a family bathroom.

Externally, the property sits on a substantial plot with extensive gardens and off-road parking.

Few properties combine uninterrupted coastal scenery, generous land and such outstanding redevelopment potential. The Headlands offers purchasers the chance to create an exceptional home in one of the Yorkshire coast's most picturesque locations.

LOCATION

Killerby Cliffs enjoys an enviable setting between Scarborough and Filey, offering some of the Yorkshire coast's most spectacular scenery. Cayton Bay is famed for its sandy beach, surfing, coastal walks and unspoilt natural beauty.

Scarborough town centre is only a short drive away, providing excellent shopping, schools, leisure facilities, restaurants and rail connections, while the nearby villages offer a range of local amenities.

RECEPTION ROOM

3.64 x 3.67 (11'11" x 12'0")

DINING ROOM

4.79 x 3.62 (15'8" x 11'10")

KITCHEN

2.69 x 3.59 (8'9" x 11'9")

SUN ROOM

2.51 x 5.60 (8'2" x 18'4")

BEDROOM

2.69 x 2.19 (8'9" x 7'2")

BEDROOM

2.69 x 3.00 (8'9" x 9'10")

BEDROOM

2.87 x 3.64 (9'4" x 11'11")

BATHROOM

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

RECEPTION ROOM

0.89 x 7.65 (2'11" x 25'1")

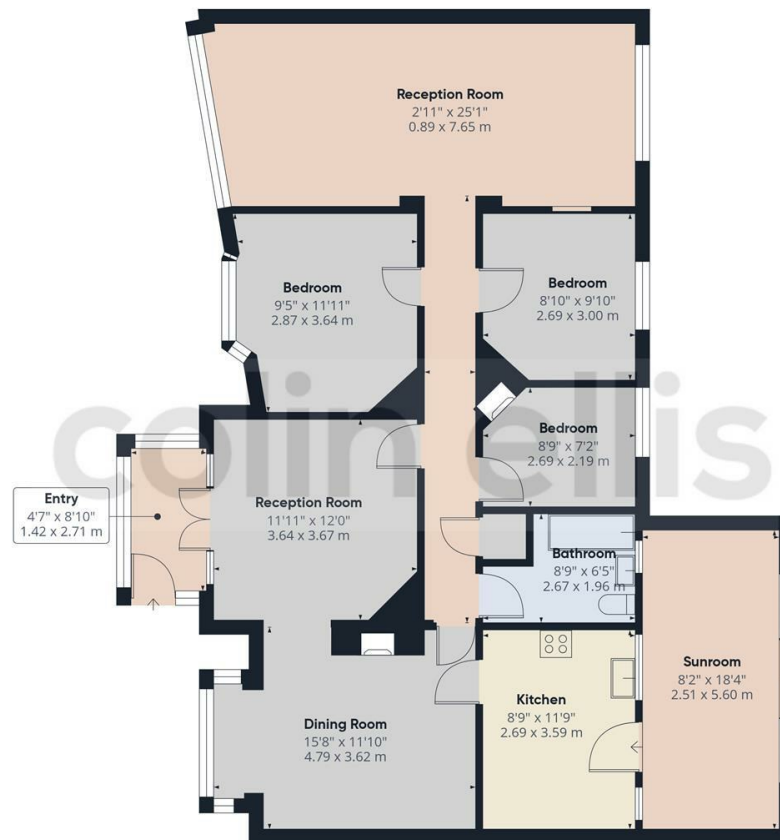
DISCLAIMER

Important Notice: This property remains available for sale until contracts have been exchanged. Interested parties are able to submit offers, and all offers received prior to exchange will be presented to the seller for consideration.

Please note that an accepted offer is not legally binding until exchange of contracts has taken place. Any higher offers received before exchange may also be considered by the seller.





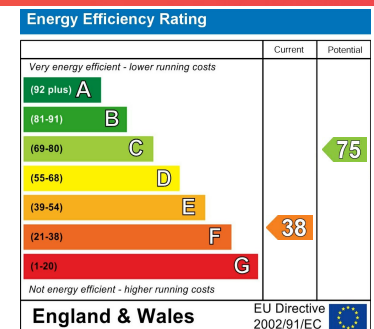


Approximate total area⁽¹⁾
1263 ft²
117.4 m²

(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



Killerby Cliff - 18827589

Council Tax Band - B

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**