



colin ellis

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## South Lea Road, Scarborough, YO11 3ES

Guide Price £315,000

Located on South Lea Road in the charming village of Cayton, Scarborough, this stunning detached bungalow offers a perfect blend of modern living and comfort. With three bedrooms, one with built in wardrobes and En Suite, this property is ideal for families or those seeking a peaceful retreat. The property boasts two bathrooms, providing ample facilities for family living or guests and gas central heating throughout. One of the standout features of this bungalow is the generous garden, which offers a delightful outdoor space with summer house and lovely views towards the Yorkshire Wolds. Additionally, the property includes a garage and driveway, providing convenient storage or parking options.



## ENTRANCE HALL

## LIVING ROOM

5.07 x 3.52 (16'7" x 11'6")

## KITCHEN/DINER

3.18 x 5.73 (10'5" x 18'9")

The kitchen includes integrated washing machine, dishwasher, wine cooler, fridge/freezer, six ring gas hob and electric double oven.

## BEDROOM ONE

4.72 x 3.05 (15'5" x 10'0")

## EN SUITE

2.11 x 1.44 (6'11" x 4'8")

## BEDROOM TWO

3.23 x 3.23 (10'7" x 10'7")

## BEDROOM THREE

3.04 x 4.09 (9'11" x 13'5")

## BATHROOM

2.04 x 1.90 (6'8" x 6'2")

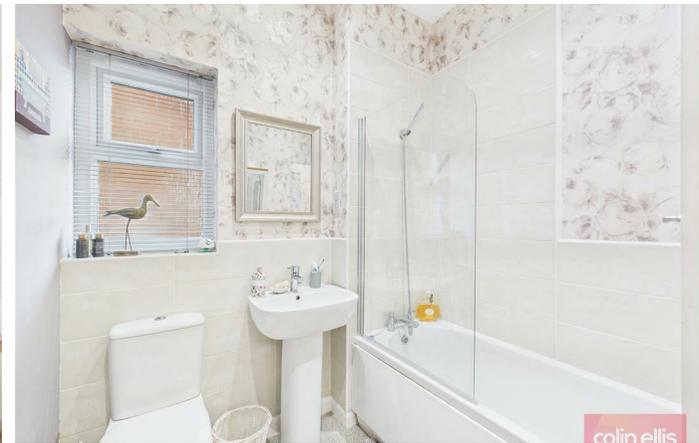
## OUTSIDE

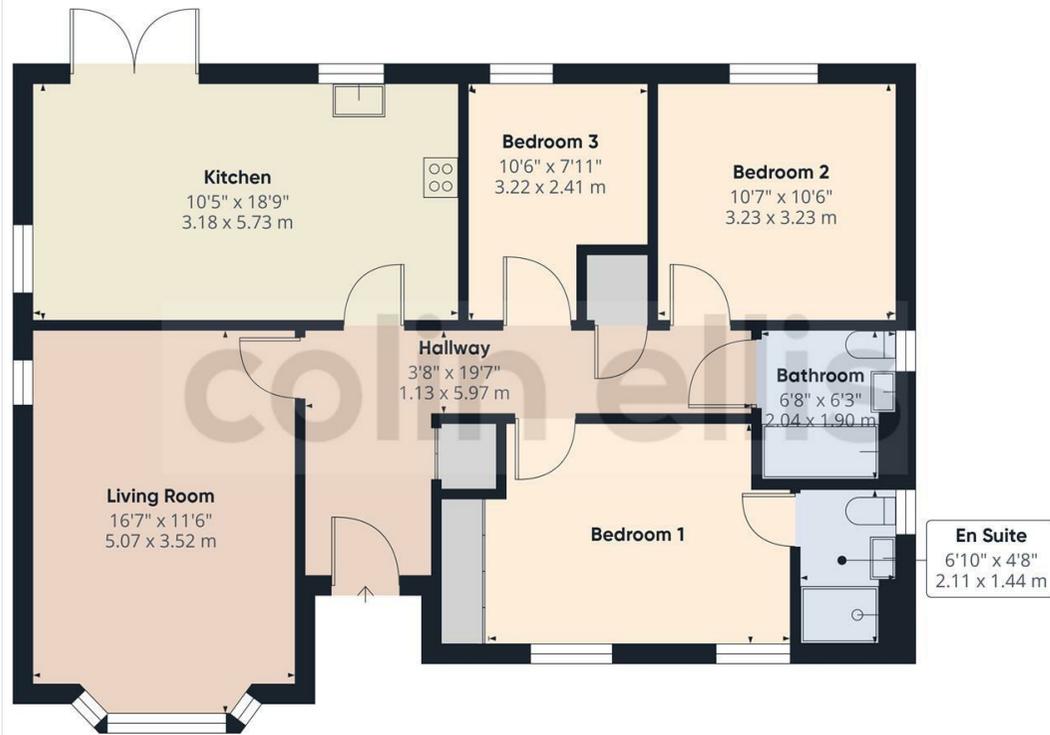
Generous garden with summer house supplied with electric and additional electric sockets throughout garden.

## AML CHECKS

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.







Approximate total area<sup>(1)</sup>  
912 ft<sup>2</sup>  
84.7 m<sup>2</sup>

(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.

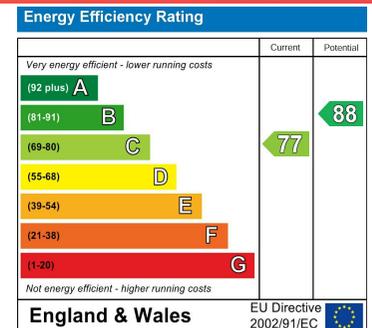
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**South Lea Road - 18746109**

**Council Tax Band - D**

**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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