



## Station Road, Scarborough, YO11 3TG

Offered to the market with no onward chain, this appealing dormer bungalow is located in the popular village of Cayton, just south of Scarborough. The property has been well cared for and presents as clean and tidy throughout, while also offering an excellent opportunity for a purchaser to carry out light modernisation and personalise to their own taste.

This is an ideal purchase for a wide range of buyers including downsizers, families, or anyone looking for a manageable home with excellent potential in a sought-after area.

Guide Price £210,000



## PROPERTY DESCRIPTION

The accommodation is well laid out and surprisingly spacious. To the ground floor, there is a welcoming entrance hall leading to a generous front facing living room featuring a character fireplace and large bay window allowing in plenty of natural light. The kitchen provides ample storage and worktop space with room for a small dining table, while the separate dining room could also serve as a useful study, snug or forth bedroom. Importantly, there is also a ground floor bedroom, making the property ideal for those seeking single-level living. A modern bathroom completes the ground floor accommodation. To the first floor are two well proportioned bedrooms, along with the benefit of an en-suite shower room.

Externally, the property enjoys a driveway providing off-street parking, leading to a garage. To the rear is an enclosed garden, mainly laid to patio, offering a pleasant outdoor space that is easy to maintain.

### LIVING ROOM

5.15 x 3.58 (16'10" x 11'8")

### KITCHEN

3.30 x 2.79 (10'9" x 9'1")

### DINING ROOM

2.55 x 3.28 (8'4" x 10'9")

### BEDROOM

3.80 x 3.08 (12'5" x 10'1")

### BATHROOM

1.93 x 1.62 (6'3" x 5'3")

### BEDROOM

3.30 x 3.56 (10'9" x 11'8")

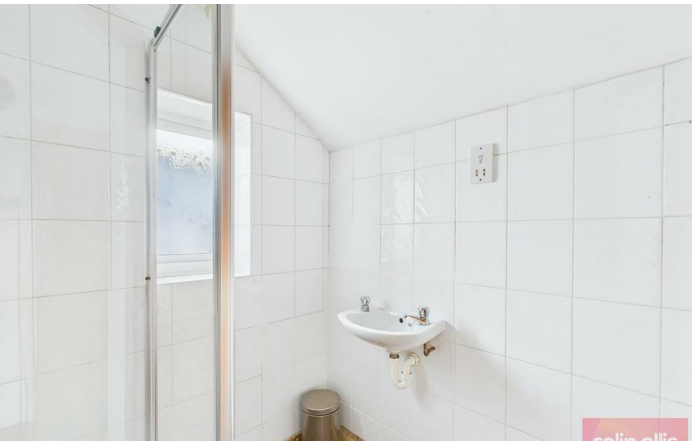
### BEDROOM

4.55 x 2.87 (14'11" x 9'4")

### EN SUITE

1.63 x 1.80 (5'4" x 5'10")







**Approximate total area<sup>(1)</sup>**  
 976 ft<sup>2</sup>  
 90.6 m<sup>2</sup>

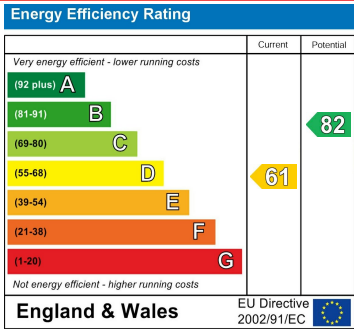
**Reduced headroom**  
 2 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/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



**Station Road - 18754400**  
**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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