



colin ellis

Scalby Beck Road, Scarborough, YO13 ORD

****NO ONWARD CHAIN****

This well presented detached two bedroom bungalow is set on a pleasant, well-sized plot, offering comfortable single-level living in a quiet and convenient location. The property features a bright sunroom, a practical kitchen, two good sized bedrooms, and a modern shower room, making it ideal for those seeking a low-maintenance home with outdoor space to enjoy.

To the front, a low-maintenance garden is complemented by a block-paved driveway, providing ample off-road parking and a garage. To the rear lies a well-tended garden with a paved patio area, neat lawn, and mature planting, offering a private and peaceful outdoor space.

Perfect for downsizers, first-time buyers, or those looking for a manageable property with garden space and off-road parking.

Guide Price £300,000



LIVING ROOM

3.09 x 5.56 (10'1" x 18'2")

KITCHEN

3.10 x 3.11 (10'2" x 10'2")

DINING ROOM

3.00 x 6.01 (9'10" x 19'8")

BEDROOM

3.08 x 3.70 (10'1" x 12'1")

BEDROOM

3.08 x 2.93 (10'1" x 9'7")

SUNROOM

3.16 x 3.79 (10'4" x 12'5")

SHOWER ROOM

2.18 x 1.66 (7'1" x 5'5")

WC

1.64 x 0.78 (5'4" x 2'6")

GARAGE

2.56 x 5.96 (8'4" x 19'6")







Approximate total area⁽¹⁾
1170 ft²
108.7 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

Scalby Beck Road - 18731109

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.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



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