



colin ellis

Hay Brow Crescent, Scarborough, YO13 0SG

Guide Price £425,000

An attractive, well maintained and beautifully presented two bedroom detached bungalow, pleasantly situated within the highly regarded Scalby area of Scarborough. Offering generous and versatile accommodation throughout, the property benefits from a spacious living room, separate dining area, modern fitted kitchen, two double bedrooms, principle bedroom with en suite and both bedrooms with built-in wardrobes. Externally, the property enjoys a gated driveway, double garage and established gardens, making this an excellent opportunity for buyers seeking a well-cared-for home offering comfortable single storey living in a sought after residential location.



PROPERTY DESCRIPTION

Occupying a pleasant position within the well regarded village of Scalby, this attractive detached bungalow has been well maintained and cared for, offering spacious and thoughtfully arranged accommodation together with excellent outside space, off-road parking and a double garage.

The property is approached through wrought-iron gates onto a generous block-paved driveway, providing ample off-road parking and access to the double garage. The attractive frontage combines stone and brick elevations beneath a pitched roof, complemented by established planting.

Internally, the accommodation is bright, welcoming and well presented throughout. The generous living room provides an excellent main reception space, with a feature fireplace creating a natural focal point. A separate dining area offers plenty of space for entertaining and provides useful flexibility for a variety of needs. The modern fitted kitchen is equipped with an extensive range of contemporary units, integrated appliances and generous worktop space, while also providing room for informal dining.

There are two well proportioned double bedrooms, both benefiting from built-in wardrobes and excellent storage. The principal bedroom is further complemented by its own en-suite shower room, while a separate main bathroom serves the remainder of the accommodation.

The property has clearly been well maintained by the current owners, with the accommodation offering a comfortable and appealing home that a new owner can enjoy while still having scope to personalise to their own tastes.

Outside, the property continues to impress. To the rear is an established and relatively low-maintenance garden with paved seating areas, mature shrubs and colourful planting, providing an attractive setting in which to relax and enjoy the warmer months.

Further benefits include owned solar panels, providing an energy efficient addition to the property.

Situated in Scalby, one of Scarborough's most highly regarded residential areas, the property represents an excellent opportunity for those seeking a spacious, well-maintained bungalow in an established and sought-after setting. Early viewing is highly recommended to fully appreciate the accommodation, condition and position on offer.

LIVING ROOM

6.00 x 4.18 (19'8" x 13'8")

DINING ROOM

3.61 x 3.62 (11'10" x 11'10")

KITCHEN

3.90 x 3.63 (12'9" x 11'10")

BEDROOM

3.58 x 3.68 (11'8" x 12'0")

EN SUITE

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

BEDROOM

3.60 x 3.90 (11'9" x 12'9")

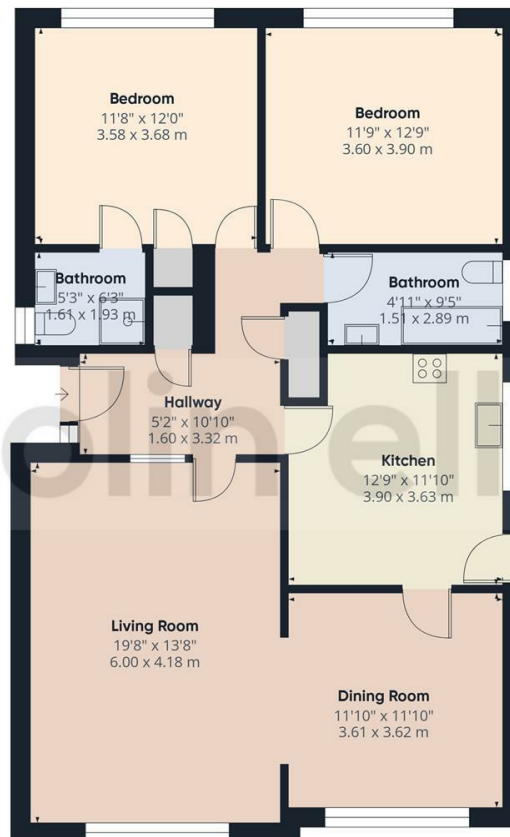
BATHROOM

1.51 x 2.89 (4'11" x 9'5")





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Approximate total area⁽¹⁾
1037 ft²
96.4 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

Hay Brow Crescent - 18835108

Council Tax Band - E

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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