



colin ellis

**Fenton Close,  
Scarborough, YO11 3QS**

Situated in the ever popular village of Osgodby near Cayton Bay, this well proportioned two bedroom detached bungalow with the added benefit of a separate dining room, offers excellent potential for buyers looking to personalise and create a comfortable long-term home. Offered to the market with no onward chain, the property is ideally suited to downsizers, retirees, or those seeking single level living in convenient location.

**Guide Price £210,000**

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## PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway leading through to a spacious and light filled living room, enhanced by a large front-facing window. The fitted kitchen provides a range of wall and base units with ample worktop space and gives access to the rear garden. There are two well sized bedrooms, both with fitted wardrobes. A separate dining room offers flexibility and could alternatively be used as a third bedroom, home office or hobby room depending on requirements. The accommodation is completed by a modern bathroom fitted with a white suite.

Externally, the property benefits from a driveway providing off-street parking and access to a particularly generous detached garage. This larger than average space offers excellent potential as a workshop, hobby space or additional storage. The garage also benefits from a convenient side access door, allowing easy entry. To the rear is an enclosed garden, predominantly laid to lawn with a patio area.

### LIVING ROOM

6.05 x 3.17 (19'10" x 10'4")

### DINING ROOM

2.96 x 2.15 (9'8" x 7'0")

### KITCHEN

2.85 x 3.16 (9'4" x 10'4")

### BEDROOM

3.76 x 2.57 (12'4" x 8'5")

### BEDROOM

2.09 x 3.15 (6'10" x 10'4")

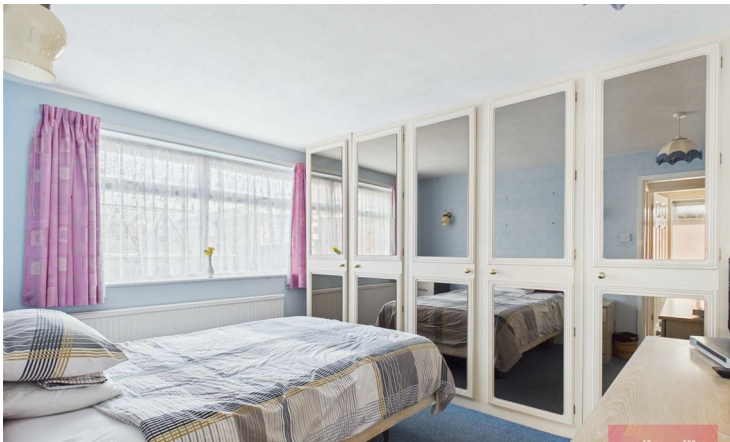
### BATHROOM

1.66 x 2.14 (5'5" x 7'0")

### GARAGE

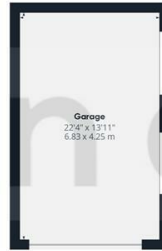
6.83 x 4.25 (22'4" x 13'11")







Floor 1 Building 1



Floor 1 Building 2



Approximate total area<sup>(1)</sup>  
978 ft<sup>2</sup>  
90.9 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.

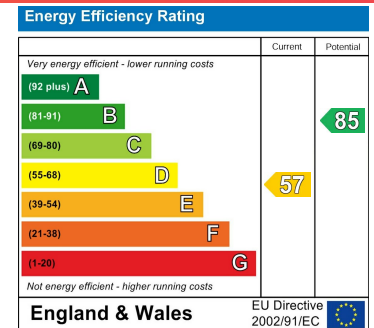
GIRAFFE360

Fenton Close - 18789424

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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