



colin ellis

Racecourse Road, Scarborough, YO13 9HP

Situated in the popular village of East Ayton, this detached two bedroom bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Offered to the market with huge potential and requiring modernisation throughout, the property occupies a generous plot with gardens, driveway and a detached garage.

Early viewing is recommended to fully appreciate the potential this detached bungalow offers.

Guide Price £230,000



PROPERTY DESCRIPTION

The accommodation briefly comprises an entrance hallway leading through to a spacious living room, which benefits from a large front facing window allowing plenty of natural light. The property also features a separate kitchen with access to the side of the property. There are two bedrooms, both well-proportioned, along with a family bathroom and additional hallway storage.

Externally, the property enjoys gardens to the front and rear, currently mature and offering excellent potential for landscaping. A driveway provides off street parking and leads to a detached garage, ideal for additional storage or workshop space.

While the bungalow would benefit from a programme of updating, it offers excellent potential for renovation or modernisation, making it an attractive prospect for buyers seeking a project in a desirable village location.

East Ayton is a highly regarded village located just a short drive from Scarborough, offering a range of local amenities including shops, public houses, a school and countryside walks, while also providing convenient access to the coast and surrounding areas.

LIVING ROOM

5.41 x 3.59 (17'8" x 11'9")

KITCHEN

2.84 x 3.07 (9'3" x 10'0")

BEDROOM

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

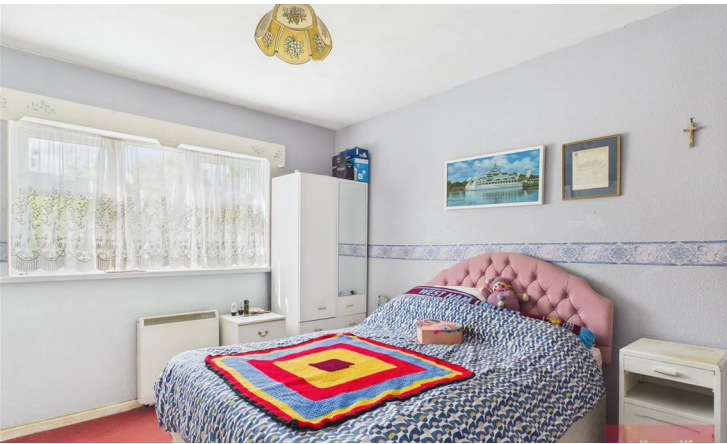
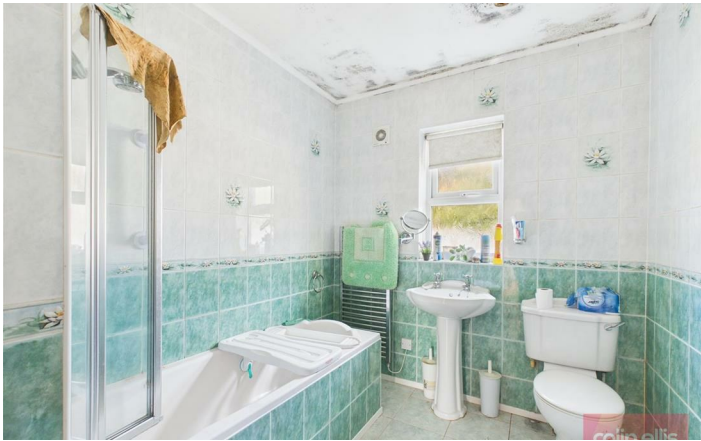
BEDROOM

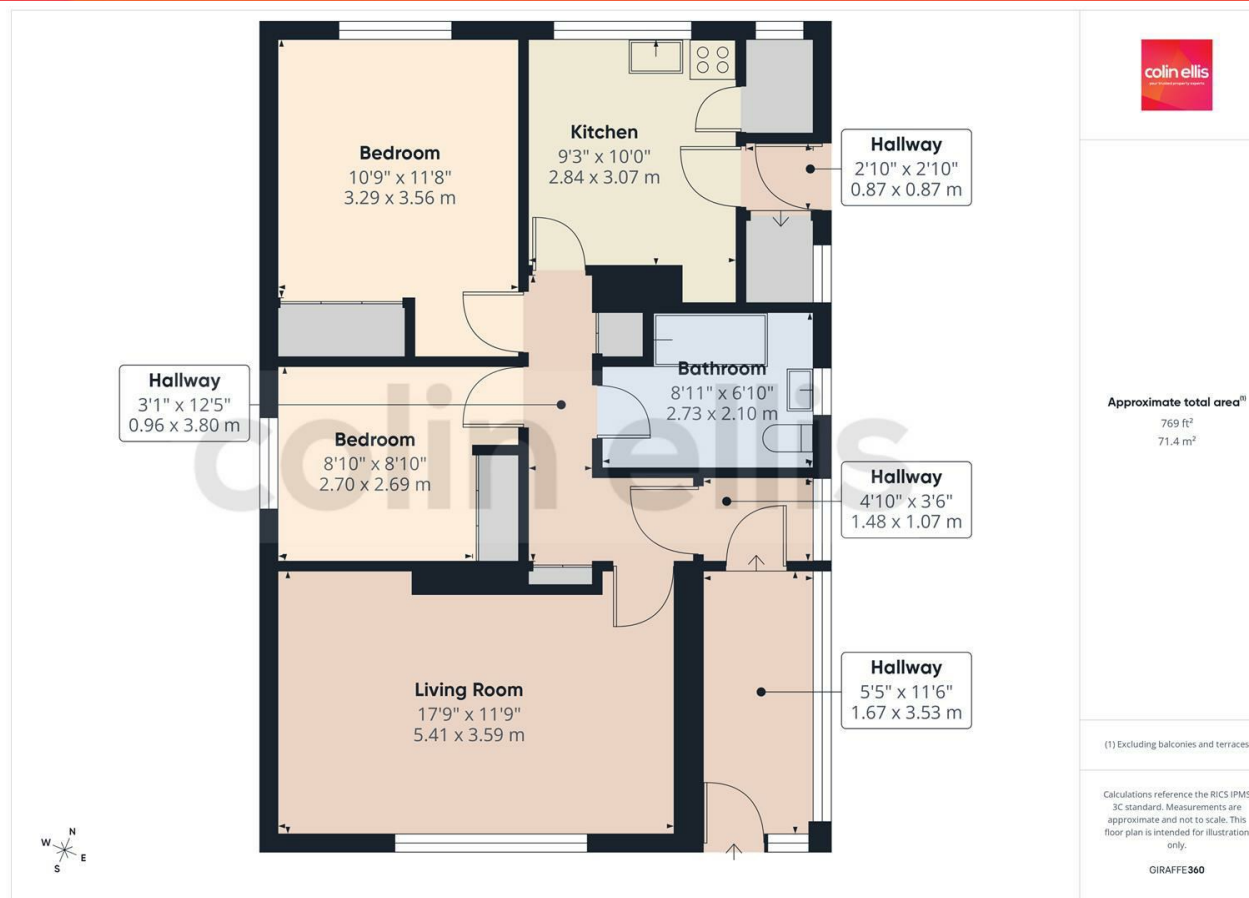
2.70 x 2.69 (8'10" x 8'9")

BATHROOM

2.73 x 2.10 (8'11" x 6'10")







Approximate total area⁽¹⁾
769 ft²
71.4 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

Racecourse Road - 18703600

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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