



## *45 Mill Lane, Cayton Bay, Scarborough, YO11 3NN*

*Offers Over £145,000*

- *Semi detached bungalow*
- *Conservatory overlooking the garden*
- *Garage and utility area*
- *Flexible accommodation*
- *Double bedroom*
- *Driveway parking*
- *Spacious lounge with wood-burning stove*
- *Loft room with rooflights*
- *Scope for modernisation and improvement*

## 45 Mill Lane, Scarborough YO11 3NN

A semi detached bungalow offering flexible accommodation, including a spacious lounge, fitted kitchen, double bedroom, bathroom, conservatory and useful loft room. Set within mature gardens with driveway parking and an attached garage, the property offers excellent potential for modernisation and improvement, making it an appealing opportunity for buyers seeking a home to personalise.



Council Tax Band: B



A unique semi detached bungalow offering flexible accommodation, generous living space and exciting potential, occupying a pleasant position with private gardens, driveway parking and an attached garage.

This characterful home presents an excellent opportunity for buyers seeking a property with scope to modernise and personalise. The accommodation is well laid out and includes a spacious lounge featuring an attractive fireplace and wood-burning stove, a fitted kitchen with direct access to the utility area, a generously sized double bedroom, family bathroom and a bright conservatory overlooking the garden.

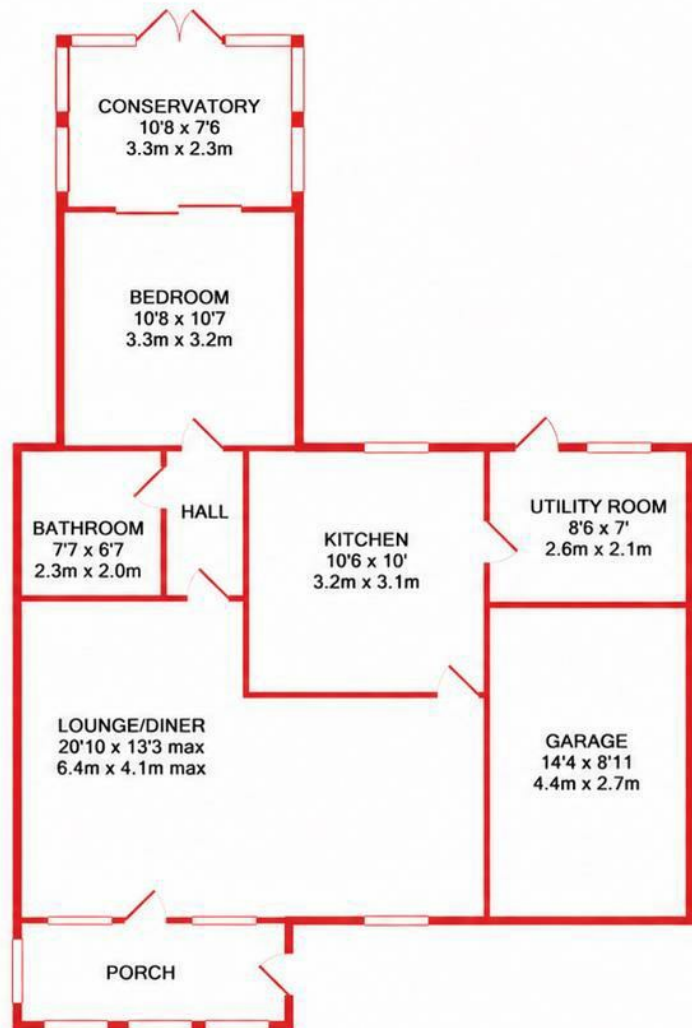
A particularly appealing feature is the substantial loft room, currently arranged as additional accommodation and benefitting from rooflight windows, built-in eaves storage and a radiator, making it ideal as a hobby room, studio, home office or occasional guest space (subject to any necessary consents).

Externally, the property enjoys a private front garden with mature planting, driveway parking and an attached garage providing excellent storage and workshop potential. The conservatory creates a lovely transition between the house and garden, offering a peaceful space to relax throughout the year.

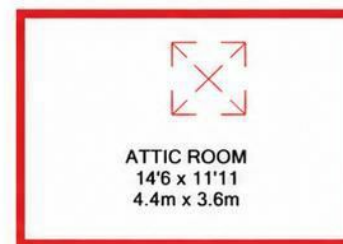
The property would benefit from some updating, providing an excellent opportunity for purchasers to create a wonderful home tailored to their own tastes and requirements.

Some Images have been enhanced to show the property in a cleanly state, this is for guidance only we highly recommend viewing the property.



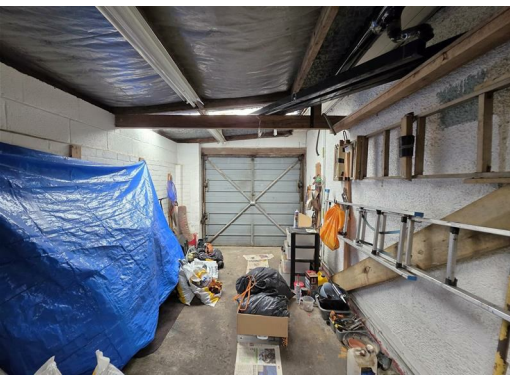


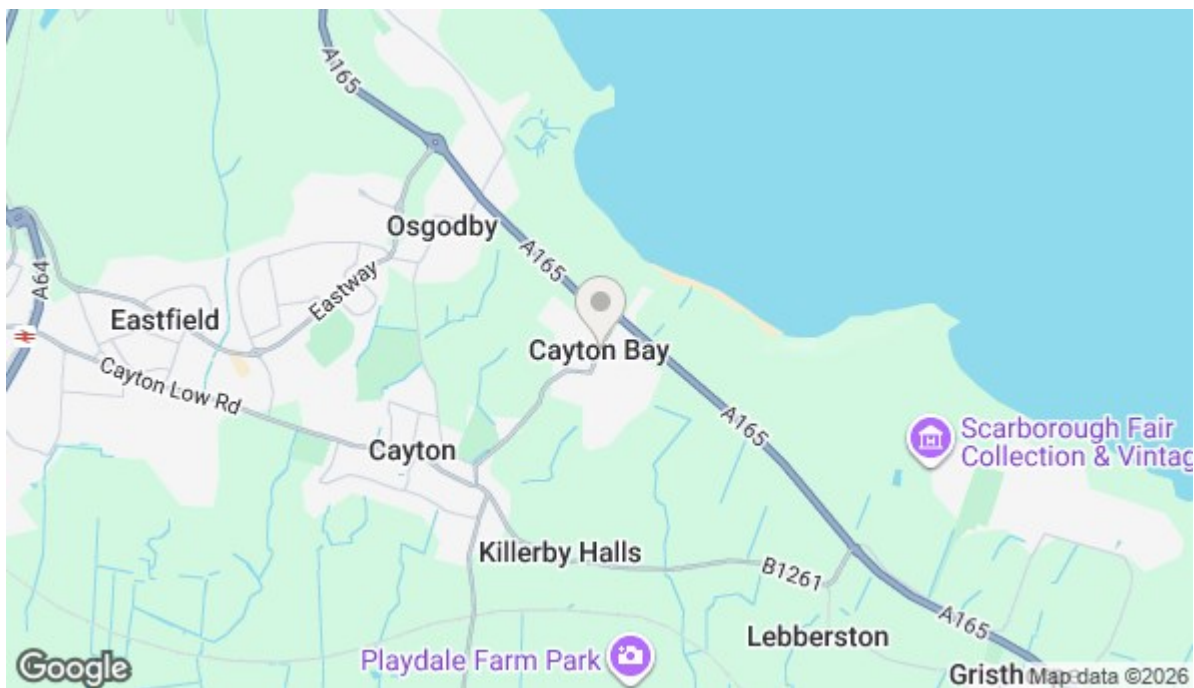
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018





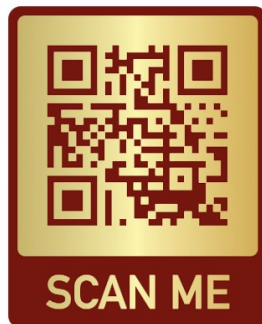
## Energy Efficiency Rating

|                                                    | Current                                                                                                     | Potential |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                             |           |
| (92 plus) <b>A</b>                                 |                                                                                                             |           |
| (81-91) <b>B</b>                                   |                                                                                                             |           |
| (69-80) <b>C</b>                                   |                                                                                                             |           |
| (55-68) <b>D</b>                                   |                                                                                                             |           |
| (39-54) <b>E</b>                                   |                                                                                                             |           |
| (21-38) <b>F</b>                                   |                                                                                                             |           |
| (1-20) <b>G</b>                                    |                                                                                                             |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                             |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

## Viewings

Call the office to make  
an appointment today!

**01723 377707**



View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**