colin ellis

West Garth Gardens, Cayton,

Scarborough, YO11 3SF

Guide Price £200,000

A deceptively spacious and highly versatile bungalow with loft conversion, enjoying open countryside views, generous off-street parking and flexible living accommodation, located in the popular village of Cayton.

This well presented property offers adaptable accommodation ideal for a variety of buyers, including families, those seeking single level living with additional space, or anyone requiring home working or guest accommodation.

Situated within the sought after village of Cayton, the property benefits from local amenities, schools and transport links, with easy access to Scarborough and the surrounding coastline.

An early viewing is highly recommended to fully appreciate the space, versatility and desirable village setting on offer.

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PROPERTY DESCRIPTION

The property is approached via a block paved driveway providing ample off street parking and access to a covered entrance. Internally, a welcoming hallway leads through to the main living areas. The living room is a bright and comfortable space featuring French doors opening directly onto the rear garden, creating an excellent flow between indoor and outdoor living. The kitchen is fitted with a range of units and leads through to a sun room, a light-filled space overlooking the garden. From the sun room, there is access to a separate snug/home office, which could also be utilised as an additional bedroom if required, offering excellent flexibility depending on the needs of the buyer. There are two bedrooms located on the ground floor, served by a practical shower room designed for ease of use.

To the first floor, the loft conversion provides a spacious additional bedroom with good head height, Velux roof windows and the benefit of a shower room. This space is ideal as a principal bedroom, guest suite or teenager's retreat.

Externally, the rear garden enjoys a pleasant outlook over open fields and is arranged with paved seating areas and established planting, providing an attractive outdoor space. To the front, the block-paved driveway offers off-street parking.

LIVING ROOM
3.33 x 5.21 (10'11" x 17'1")

KITCHEN
3.13 x 2.23 (10'3" x 7'3")

SUN ROOM
3.02 x 3.08 (9'10" x 10'1")

SNUG/OFFICE/BEDROOM
2.13 x 3.34 (6'11" x 10'11")

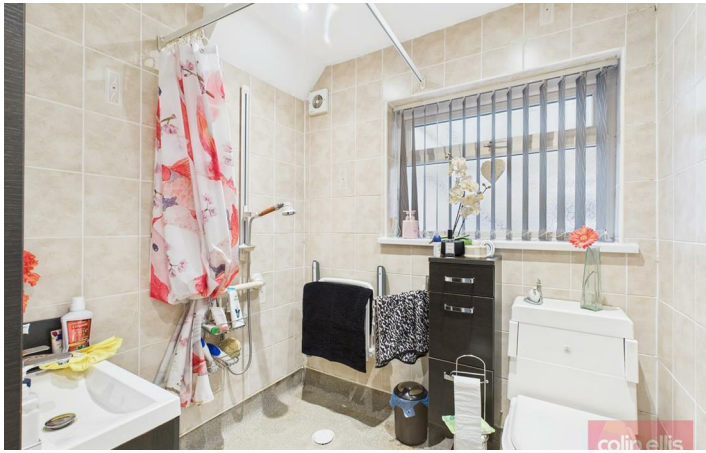
SHOWER ROOM
1.97 x 1.96 (6'5" x 6'5")

BEDROOM
2.68 x 3.76 (8'9" x 12'4")

BEDROOM
3.14 x 2.42 (10'3" x 7'11")

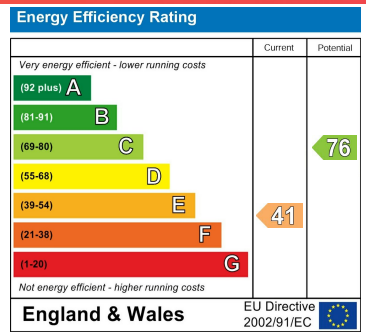
BEDROOM
4.28 x 5.81 (14'0" x 19'0")

SHOWER ROOM
1.97 x 1.88 (6'5" x 6'2")



West Garth Gardens, Cayton - 18598358
Council Tax Band - B
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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