colin ellis

Jameson Crescent,
Scarborough, YO12 5BZ

Guide Price £325,000

A substantial two bedroom detached bungalow offering well-proportioned and versatile accommodation, together with a garage, gardens and generous paved outdoor space. The property presents an excellent opportunity for a purchaser looking to update a spacious detached home to their own taste.

2 | 1 | 2 | EPC E

PROPERTY DESCRIPTION

The property is approached through an entrance porch which opens into a central hallway providing access to the principal ground floor rooms.

A particular feature is the impressive living room, with a large windows allowing plenty of natural light into the room. A substantial stone fireplace creates an attractive focal point. The separate dining room enjoys French doors opening directly onto the paved rear garden and also incorporates the staircase leading to the upper occasional room. Adjoining the dining room is the kitchen, fitted with a range of wall and base units, work surfaces and space for freestanding appliances. While functional, the kitchen offers clear potential for a new owner to modernise and redesign to suit their requirements.

There are two ground floor bedrooms, both offering comfortable accommodation and flexibility for use as bedrooms, guest accommodation or a home office. The ground floor is completed by a bathroom with bath and wash basin, together with a useful separate WC.

From the dining room, stairs rise to a substantial occasional room. With a pitched ceiling, window and useful fitted storage, this is a versatile additional area suitable for a variety of ancillary uses.

Externally, the property benefits from established garden areas surrounding the bungalow, with lawns, mature shrubs and planting providing an attractive setting. To the rear is a particularly generous paved patio/garden area, offering plenty of room for outdoor seating, entertaining and container planting while remaining relatively low maintenance. A further significant benefit is the garage, providing useful parking and/or storage.

Overall, this is a generously proportioned detached bungalow with considerable potential. With the combination of two good sized bedrooms, spacious reception accommodation, additional occasional space, garage and manageable gardens makes this an appealing opportunity for buyers seeking a detached home they can personalise.

LIVING ROOM
7.01 x 3.92 (22'11" x 12'10")

DINING ROOM
3.34 x 3.31 (10'11" x 10'10")

KITCHEN
3.48 x 3.29 (11'5" x 10'9")

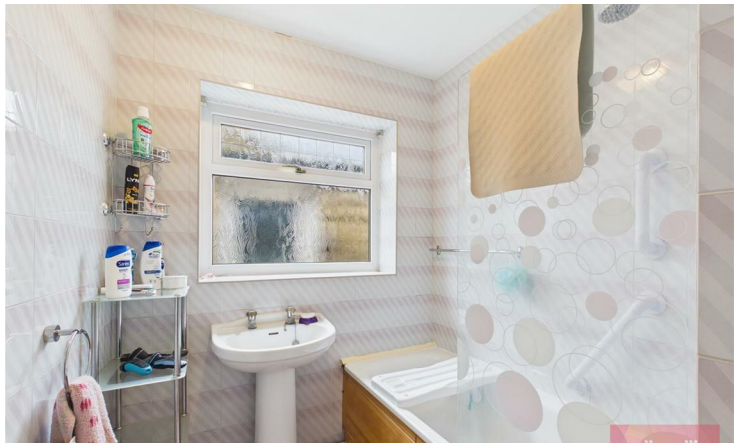
BEDROOM
4.14 x 3.61 (13'6" x 11'10")

BEDROOM
3.29 x 3.58 (10'9" x 11'8")

BATHROOM
1.81 x 2.22 (5'11" x 7'3")

WC
0.89 x 2.08 (2'11" x 6'9")

OCCASIONAL ROOM
8.66 x 3.20 (28'4" x 10'5")



Floor 1

Floor 2

Approximate total area(1)

1288 ft²

119.7 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

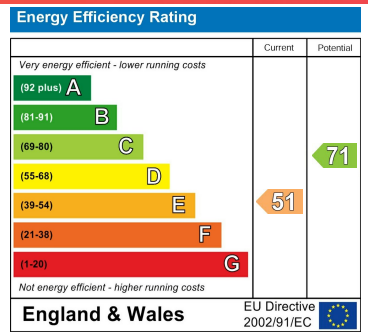
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Jameson Crescent - 18837306
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.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla rightmove OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk