



colin ellis



Coldyhill Lane,
Scarborough, YO12 6SE

Offers In Excess Of £230,000

** Well Presented Two Bedroom Semi-Detached Bungalow | Generous Corner Plot | Garage & Driveway | Loft Space | No Onward Chain **

Offered to the market with no onward chain, this well loved and cared for two bedroom semi-detached bungalow occupies a generous corner plot on the ever-popular Coldyhill Lane in Scarborough.

Having been cherished by the same owner for many years, the property has been well maintained and offers buyers an excellent opportunity to modernise and personalise to their own taste, whilst benefiting from spacious accommodation, attractive gardens and excellent further potential.

2 | 1 | 1 | EPC

PROPERTY DESCRIPTION

The accommodation is entered via a bright and spacious sun room, providing a pleasant additional reception area and a practical entrance to the home. From here, the central hallway gives access to all principal rooms, including a generous bay fronted living room overlooking the front garden, a fitted kitchen with a range of wall and base units, two bedrooms, and a three-piece bathroom.

A further benefit is the useful loft space, accessed via a pull-down ladder, offering excellent storage and potential for further use, subject to any necessary consents.

Externally, the bungalow occupies a generous plot with attractive, well established gardens to both the front and rear. The front garden is mainly laid to lawn with mature shrubs and borders, creating an appealing approach to the property, while the enclosed rear garden offers a private outdoor space ideal for gardening or relaxing. A lengthy driveway provides ample off-street parking and leads to the detached garage.

Situated in a popular and well established residential location, the property is conveniently positioned for local shops, public transport links and everyday amenities, making it an ideal purchase for downsizers, retirees or those seeking comfortable single-level living.

Offered with vacant possession and no onward chain, early viewing is highly recommended to fully appreciate the generous plot and future potential this delightful bungalow has to offer.

SUN ROOM

5.14 x 1.97 (16'10" x 6'5")

LIVING ROOM

5.17 x 3.98 (16'11" x 13'0")

KITCHEN

2.96 x 2.98 (9'8" x 9'9")

BEDROOM

3.77 x 3.32 (12'4" x 10'10")

BEDROOM

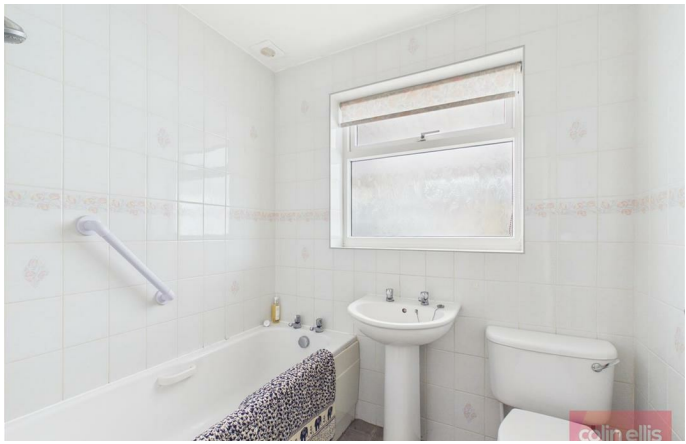
2.69 x 3.01 (8'9" x 9'10")

BATHROOM

1.99 x 1.68 (6'6" x 5'6")









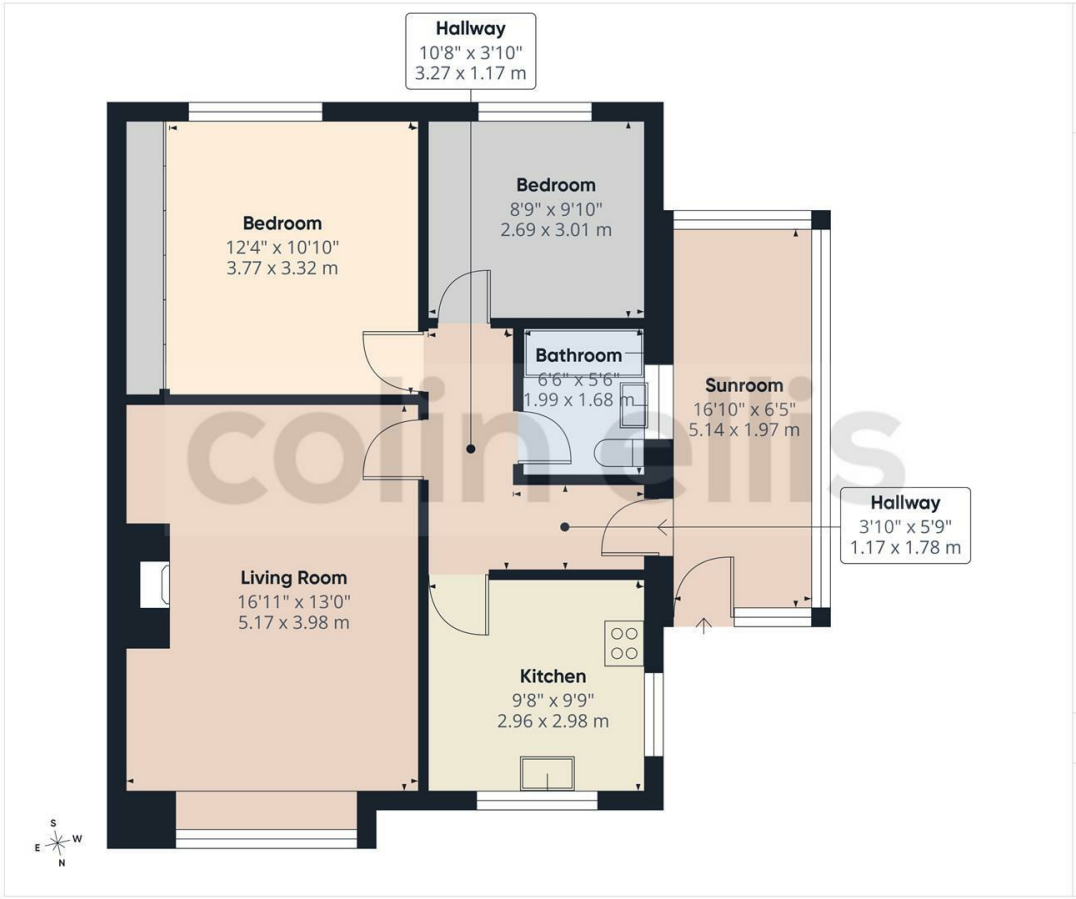












Approximate total area(1)

793 ft²

73.5 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.

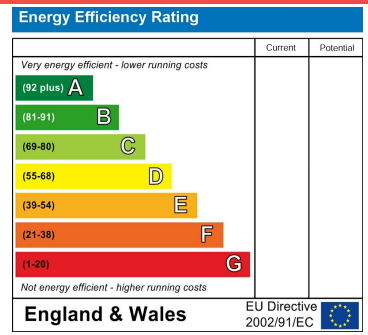
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Coldyhill Lane - 18784188

Council Tax Band - C

Tenure - Freehold

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