



colin ellis

## Green Island, Scarborough, YO12 4RN

Situated in the charming cul-de-sac of Green Island, Irton and set on a good size plot this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property has three bedrooms but is currently arranged as four bedrooms making this property ideal for families or those seeking extra space.

As you enter, you are welcomed into a living room, which features double doors that open out onto a lovely patio and garden area. The sun room, located just off the kitchen, provides a bright and airy spot to relax as well as adding natural light. Additionally, the property includes low maintenance gardens garage and parking.

Conveniently located close to local amenities and schools this property presents an excellent opportunity to create a home that suits your lifestyle in a sought-after location. Don't miss the chance to make this charming bungalow your own.

Guide Price £260,000





## PROPERTY DESCRIPTION

The property briefly comprises: Hallway with stairs to first floor, living room with double doors out onto a patio area, two bedrooms, bathroom, kitchen with door leading to the sun room and door into the garage. To the first floor are two further bedrooms and a WC. Externally there is a long driveway, garage and gardens.

### LIVING ROOM

3.77 x 5.03 (12'4" x 16'6")

### KITCHEN

3.11 x 3.60 (10'2" x 11'9")

### SUN ROOM

2.39 x 5.51 (7'10" x 18'0")

### BEDROOM

3.16 x 2.74 (10'4" x 8'11")

### BEDROOM

3.97 x 2.63 (13'0" x 8'7")

### BATHROOM

2.06 x 2.05 (6'9" x 6'8")

### BEDROOM

4.09 x 4.02 (13'5" x 13'2")

### WC

1.75 x 1.58 (5'8" x 5'2")

### BEDROOM

4.32 x 1.64 (14'2" x 5'4")

### GARAGE

6.25 x 2.73 (20'6" x 8'11")





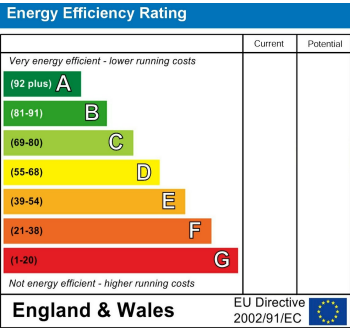






**Green Island - 18695042**  
**Council Tax Band - C**  
**Tenure - Freehold**

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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