colin ellis

Morley Drive,

Scarborough, YO13 9LF

Guide Price £315,000

A fantastic opportunity to acquire this deceptively spacious three-bedroom detached bungalow, ideally situated in the sought-after village of West Ayton. Occupying a generous corner plot, the property offers versatile accommodation set over two floors and is perfect for buyers looking to modernise and create a home tailored to their own tastes and requirements. This residential area with easy access to local amenities and transport links, this property combines peaceful village living with excellent potential. Early viewing is highly recommended to fully appreciate the space and opportunity on offer.

3 2 3 EPC

PROPERTY DESCRIPTION

The ground floor comprises a spacious lounge, dining room, a well-proportioned kitchen, sun room, two bedrooms, and a family bathroom. To the first floor, there is an additional bedroom, a bathroom, and an occasional room, offering flexible space ideal for a home office, or hobby room. Externally, the property features an integral garage with electric door, providing convenient storage or secure parking, along with additional off-road parking. The surrounding gardens offer further scope for landscaping and outdoor enjoyment.

LIVING ROOM

3.84 x 5.15 (12'7" x 16'10")

DINING ROOM

3.41 x 2.16 (11'2" x 7'1")

KITCHEN

3.43 x 2.61 (11'3" x 8'6")

SUN ROOM

3.60 x 2.37 (11'9" x 7'9")

BEDROOM

4.04 x 3.89 (13'3" x 12'9")

BEDROOM

2.83 x 2.76 (9'3" x 9'0")

BATHROOM

2.00 x 1.51 (6'6" x 4'11")

WC

2.03 x 0.79 (6'7" x 2'7")

BEDROOM

4.09 x 2.97 (13'5" x 9'8")

BATHROOM

1.96 x 1.17 (6'5" x 3'10")

OCCASIONAL ROOM

2.06 x 2.97 (6'9" x 9'8")

Approximate total area(1)

1208 ft²

112.2 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

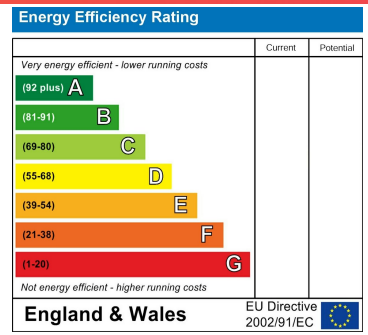
..... Below 5 ft/1.5 m

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

GIRAFFE360

Morley Drive - 18794291
Council Tax Band - D
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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