



colin ellis

Racecourse Road, Scarborough, YO13 9HP

This well presented and deceptively spacious four bedroom semi-detached dormer bungalow is located in the sought-after village of East Ayton, offering a fantastic blend of versatile living space.

The property has been significantly enhanced with a dormer extension, creating two additional first-floor bedrooms along with a contemporary bathroom, making it ideal for growing families or those needing extra space. A modern fitted kitchen has also been installed, providing a stylish and practical hub of the home.

A fantastic opportunity to acquire a spacious home in a desirable location, early viewing is highly recommended.

Guide Price £290,000



PROPERTY DESCRIPTION

On the ground floor a welcoming entrance hallway, a bright and spacious living room with bay window, a modern kitchen and a family bathroom. The ground floor further benefits from two versatile bedrooms, which could equally serve as dining rooms, home offices or additional reception spaces depending on the buyers needs. To the rear, a generous sun room provides an excellent additional reception space with views over the garden.

The first floor offers two further bedrooms and a bathroom, thanks to the dormer extension, maximizing both headroom and usable space.

Externally, the property benefits from a driveway providing off-street parking and a sizeable rear garden. The garden is notably generous in size, mainly laid to lawn with patio areas, offering excellent potential for landscaping and ideal for families, entertaining, or simply enjoying outdoor space.

LIVING ROOM

5.01 x 3.80 (16'5" x 12'5")

KITCHEN

3.12 x 3.37 (10'2" x 11'0")

SUN ROOM

2.85 x 5.57 (9'4" x 18'3")

BEDROOM

3.66 x 2.52 (12'0" x 8'3")

BEDROOM

2.98 x 2.09 (9'9" x 6'10")

BATHROOM

1.91 x 1.62 (6'3" x 5'3")

BEDROOM

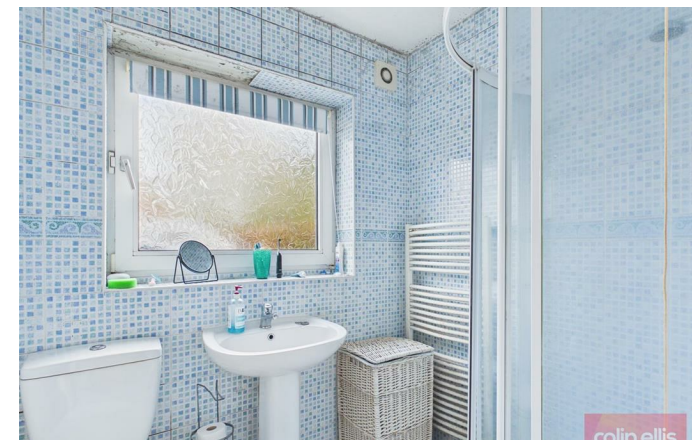
6.06 x 2.46 (19'10" x 8'0")

BEDROOM

6.12 x 2.42 (20'0" x 7'11")

BATHROOM

1.78 x 1.64 (5'10" x 5'4")







Racecourse Road - 18776050

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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