



colin ellis

Station Road, Scarborough, YO13 0QG

Situated within the ever popular and highly sought after area of Scalby, this attractive two bedroom semi detached bungalow offers deceptively spacious accommodation, thoughtfully improved interiors, and a truly special rear garden that extends down to a peaceful beck.

The property combines comfortable single-level living with a versatile layout, making it ideal for a range of buyers including downsizers, retirees, or those looking for a quieter lifestyle within easy reach of Scarborough, the coast and surrounding countryside.

Guide Price £310,000



LIVING ROOM

3.51 x 4.64 (11'6" x 15'2")

A naturally light living room, centred around a feature fireplace with inset log-burning stove, creating a cosy focal point. Large patio doors lead through to the dining room, allowing light to flow through the space and offering lovely views over the garden.

DINING ROOM / GARDEN ROOM

2.96 x 2.77 (9'8" x 9'1")

A standout feature of the home, this bright and airy space benefits from full-height glazed doors and windows, providing uninterrupted views of the rear garden. Ideal for both formal dining and everyday use, it creates a seamless connection between indoor and outdoor living.

KITCHEN

2.74 x 3.63 (8'11" x 11'10")

A modern, well-appointed fitted kitchen featuring a range of wall and base units and worktops. Stylish tiled splashbacks and contemporary finishes make this a practical yet attractive space.

UTILITY

3.06 x 1.23 (10'0" x 4'0")

A useful addition providing additional storage, laundry space and external access.

BEDROOM

3.54 x 3.62 (11'7" x 11'10")

A spacious double room with fitted wardrobes and a pleasant outlook to the front aspect.

BEDROOM

2.73 x 2.83 (8'11" x 9'3")

A well sized second bedroom, with fitted wardrobes, suitable as a guest room, home office, or hobby space.

BATHROOM

1.79 x 1.94 (5'10" x 6'4")

A modernised bathroom suite comprising a panelled bath with shower over, wash basin set within a vanity unit, and WC. Finished with clean, neutral tiling for a fresh and contemporary feel.

EXTERNAL FEATURES

The property is set back from the road with a block-paved driveway providing ample off-street parking for multiple vehicles and leading to a detached garage. The front garden is neatly landscaped with lawn, mature planting, and attractive features. The rear garden is a true highlight of the property, generous in size and beautifully maintained, offering:

- Lawn and well-stocked borders
- Patio and seating areas
- Vegetable growing areas
- A variety of mature trees and shrubs

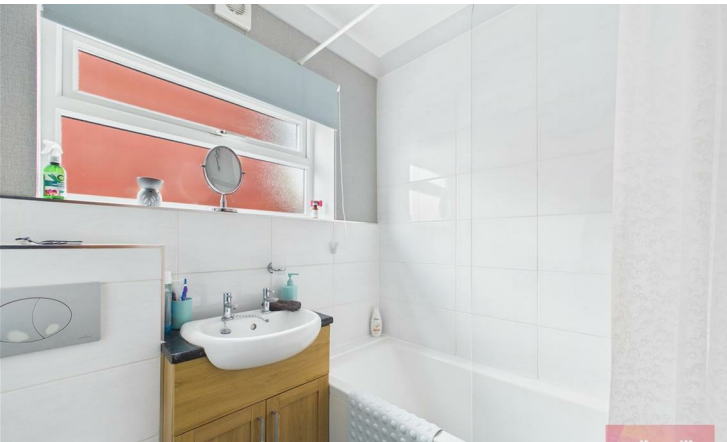
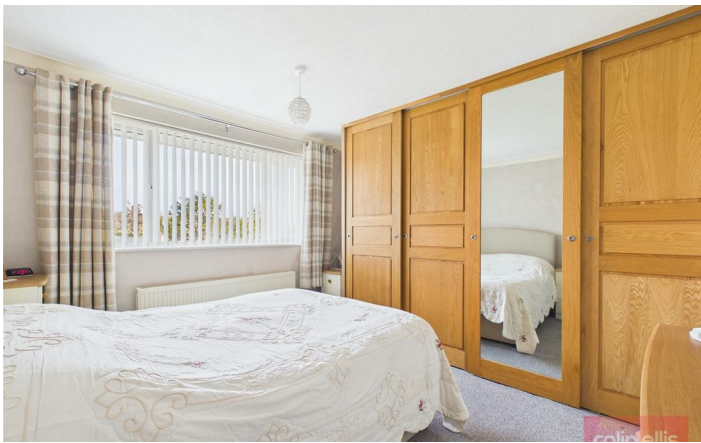
At the far end, the garden gently leads down to a picturesque beck, creating a tranquil and private setting.

LOCATION

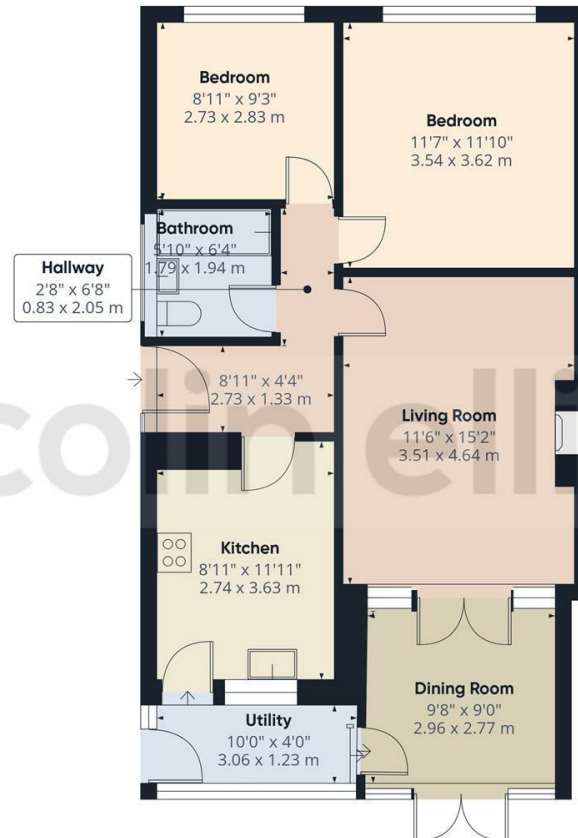
Scalby is widely regarded as one of the most desirable residential areas on the outskirts of Scarborough. Offering a charming blend of countryside living and convenience, with:

- Local shops, cafes, and pubs
- Highly regarded schools
- Transport links
- Easy access to Scarborough town centre
- Close proximity to the North York Moors National Park & The Coast





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Approximate total area⁽¹⁾
732 ft²
68.1 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.

GIRAFFE360

Station Road - 18788175

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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