



colin ellis

Church Lane, Scarborough, YO11 3SA

Occupying a pleasant position within the popular village of Cayton, this attractive two bedroom detached bungalow enjoys a delightful open outlook across to St John The Baptist Church, creating a picturesque and ever-changing backdrop.

Offered to the market with no onward chain, the property offers excellent potential for further enhancement, allowing buyers to modernise to their own taste while enjoying a solid and well-positioned home.

Guide Price £245,000



PROPERTY DESCRIPTION

Stepping inside, the bungalow offers a warm and inviting feel, with light filled rooms and a practical layout suited to comfortable single-level living.

The living room is a particularly appealing space, featuring a wide bay window that frames the front aspect and draws in an abundance of natural light. A central fireplace provides a focal point, creating a cosy environment. The kitchen is fitted with a range of light wood-effect units, complemented by ample worktop space, offering a functional and well organised cooking area with scope for modernisation if desired. To the rear, a sun room provides a tranquil spot to unwind while enjoying views over the garden.

The property benefits from two well proportioned bedrooms, both offering comfortable accommodation with space for furnishings, alongside a modern shower room finished in neutral tones.

Externally, the property sits within neatly maintained gardens to both the front and rear. The front garden is mainly laid to lawn with established planting, while the standout feature is the open outlook towards the historic church, adding a sense of space and character. A driveway runs along the side of the property, providing ample off-street parking and leading to a detached garage, further enhanced by a covered carport area. To the rear, the garden is private and enclosed, offering a mix of lawn and patio areas, ideal for outdoor seating and gardening enthusiasts.

LOCATION

Cayton is a highly regarded coastal village, offering a selection of local amenities including shops, schools and transport links, while being just a short drive from Scarborough town centre.

The surrounding area provides easy access to the Yorkshire coastline, countryside walks and scenic viewpoints, making it ideal for those seeking a relaxed lifestyle without compromising on convenience.

LIVING ROOM

2.38 x 6.07 (7'9" x 19'10")

KITCHEN

3.05 x 2.75 (10'0" x 9'0")

UTILITY

2.45 x 1.58 (8'0" x 5'2")

BEDROOM

3.07 x 3.22 (10'0" x 10'6")

SUNROOM

2.18 x 3.28 (7'1" x 10'9")

BEDROOM

3.07 x 3.22 (10'0" x 10'6")

BATHROOM

1.77 x 1.61 (5'9" x 5'3")







Approximate total area⁽¹⁾
822 ft²
76.4 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

Church Lane - 18792986
Council Tax Band - D
Tenure - Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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