



## 86 Coldyhill Lane

Scarborough, YO12 6SD

Guide Price £250,000



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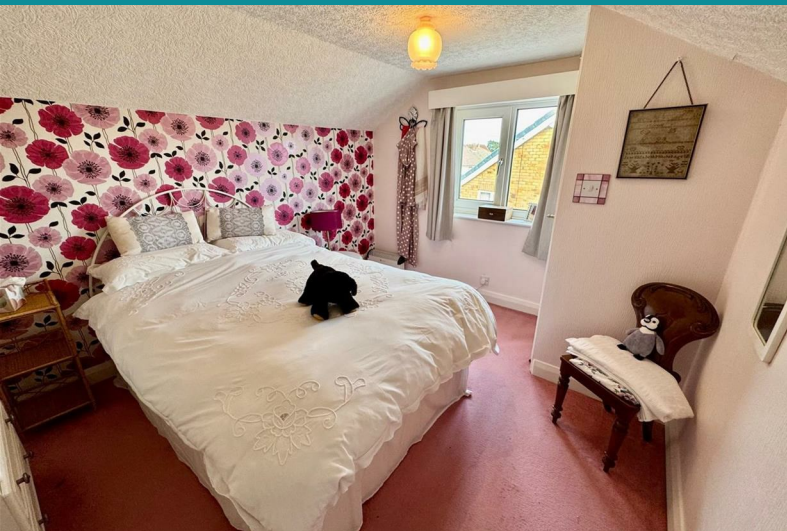
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Ellis Hay are delighted to bring to the market this well-presented three-bedroom semi-detached bungalow situated in Coldyhill Lane, Scarborough. In our opinion the property offers versatile living across two floors. The ground floor features a lounge, fitted kitchen, separate sitting/dining room overlooking the rear garden, spacious ground floor bedroom with en-suite shower room and a family bathroom.

Upstairs, there are two generously sized bedrooms, both capable of accommodating double beds. Externally, the property benefits from off-street parking, a garage, and a lawned front garden. To the rear, there is a paved patio area leading to a further lawned garden, with shrubs to the side providing additional privacy.

Ideally located within close proximity to the Town Centre, the popular Peasholm Park area of the North Bay, and Marine Drive, the property is also near a range of local amenities including the open air theatre, Sea Life Centre, restaurants, and cafés.

Offered with NO ONWARD CHAIN, this is a property not to be missed. Please call our friendly sales team on 01723 350077 to arrange a viewing.

## Lounge

13'1" x 17'0" (4.0 x 5.2)

## Sitting /Dining Room

9'10" x 20'4" (3.0 x 6.2)

## Kitchen

9'10" x 10'5" (3.0 x 3.2)

## Bathroom

6'6" x 6'6" (2.0 x 2.0)

## Bedroom 1

13'1" x 23'7" (4.0 x 7.2)

## En-suite

2'7" x 7'2" (0.8 x 2.2)

## Bedroom 2

12'5" x 9'10" (3.8 x 3.0)

## Bedroom 3

9'6" x 13'5" (2.9 x 4.1)

## Directions

What 3 Words

Tanks.dishes.falls



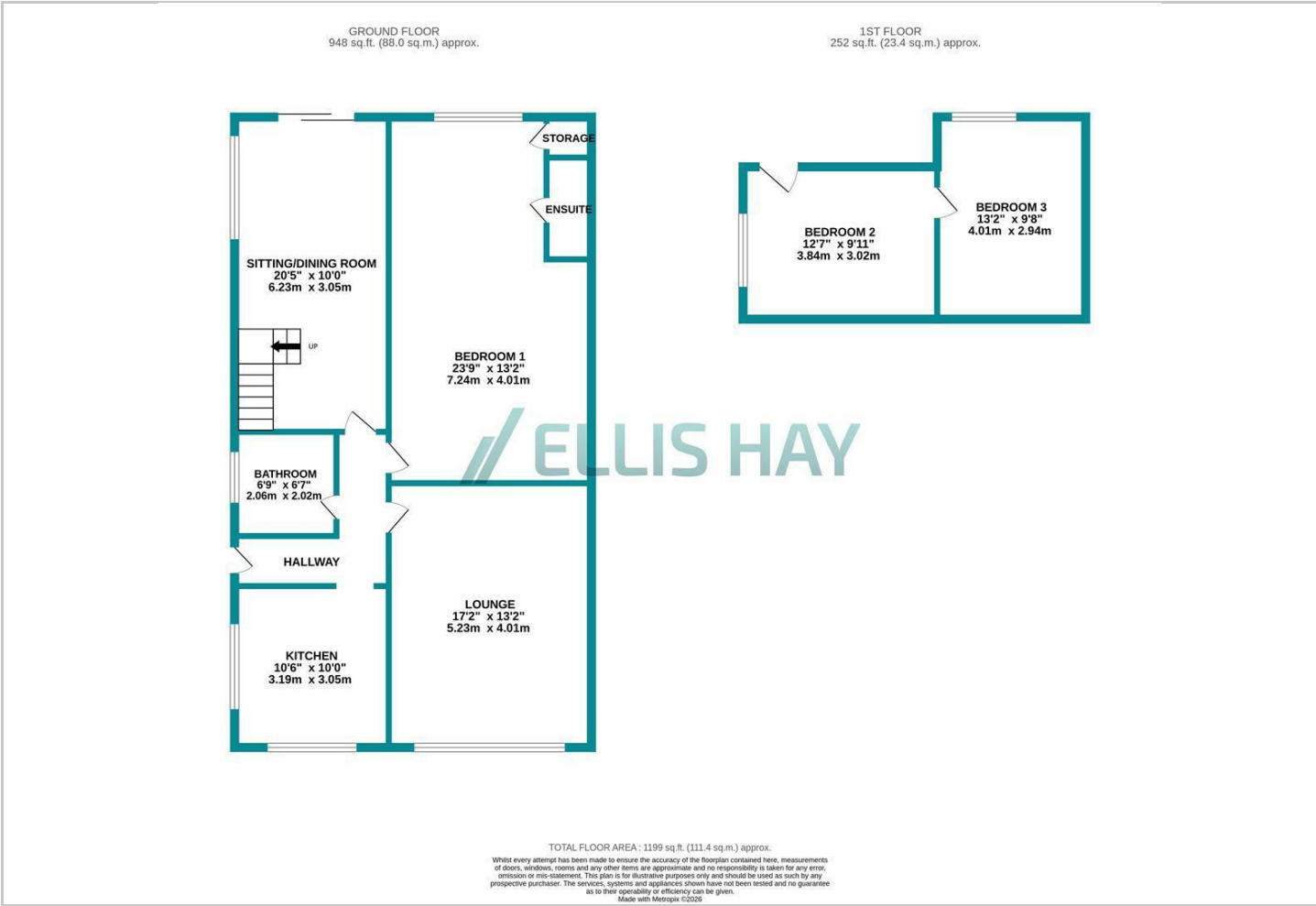




## Hybrid Map



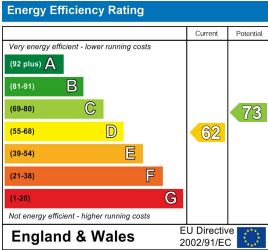
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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